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This Instrument Prepared By:
MITCHELL A. WATTS
Watts & Underwood
Suite 150 2000 Richard Jones Rd.
Nashville, Tennessee 37215

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack C. Pickens (NAME)	AmSouth Mortgage Company, Inc. (NAME)	MAP 136-10
325 Clearlake Drive West (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	PARCEL 40
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Birmingham, AL 35201 (CITY) (STATE) (ZIP)	2D-60750

FOR AND IN CONSIDERATION of the sum of NINETY FIVE THOUSAND AND 00/100---------- Dollars,

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN
JAN 21 3 24 PM '87
TENNESSEE REFERENCE
858695

William Harrison Crabtree, Jr. and wife, Sandra B. Crabtree

have this day bargained and sold, and do hereby transfer and convey unto the said Jack C. Pickens and Nancy I. Everett, Joint Tenants with Rights of Survivorship

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

BEING Lot No. 483,, on the Plan of Priest Lake Park, Section 7-A, which is of record in Book 5200, pages 107, 108 and 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to William Harrison Crabtree and wife, Sandra B. Crabtree by deed from Radnor Homes, Inc., of record in Book 5988, page 519, Register's Office for Davidson County, Tennessee.

Grantee herein assumes and covenants to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by William Harrison Crabtree and wife, Sandra B. Crabtree and delivered to AmSouth Mortgage Company, Inc. in the amount of SEVENTY-TWO THOUSAND FIVE HUNDRED FIFTY-SIX AND 00/100 DOLLARS ($72,556.00) and that certain Deed of Trust securing said Promissory Note of even date therewith, upon the property conveyed in the deed, which Deed of Trust is recorded in Book 6845, page 535, in the Davidson County Register of Deeds Office, including, but not limited to, the obligation to repay the debt.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 95,000.00

Subscribed and sworn to before me this the 15th day of January 19 87

Affiant

My commission expires: March 11, 1990 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 325 Clearlake Drive West, Nashville, TN 37217 (House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders

Witness our hands this 15th day of January 19 87 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William Harrison Crabtree, Jr.

Sandra B. Crabtree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* William Harrison Crabtree and wife, Sandra B. Crabtree

the within named bargainor their, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 15th *day of* January, *19* 87.

Mitchell A. Watts
Notary Public

Commission expires March 11, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM

William Harrison Crabtree and wife, Sandra B. Crabtree

TO

Jack C. Pickens and Nancy I. Everett

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CC - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85895

IDENTIFICATION REFERENCE

JAN 21 3 24 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 37164