File #6861
FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennsse 37027

BOOK 7564 PAGE 86

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOE A. MARTIN	LEADER FEDERAL MORTGAGE, INC.	MAP 171-4
(NAME)	(NAME)	
5525 Clovercrest Drive	P.O. Box 2926	PARCEL 24
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee 37027	Memphis, Tennessee 38101	FBN 6DU-55702
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, D. C. CROCKETT, JR. and ANNE S. CROCKETT, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE A. MARTIN and wife, PATTIE I. MARTIN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Section Eleven Cloverland Acres, as of record in Plat Book 5200, page 93, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to D. C. Crockett, Jr. and wife, Anne S. Crockett by quitclaim deed from D. Creighton Crockett and wife, Anne L. Crockett of record in Book 6108, page 968, said Register's Office. D. C. Crockett, Jr. being one and the same person as Dorsey Creighton Crockett, Jr., and Anne S. Crockett, being one and the same person as Anne Stone Crockett having since divorced.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 5344, page 519; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 93, said Register's Office.

3701.3

IDENTITY REFERENCE

JUN 6 1 57 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 5525 Clovercrest Drive, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of June, 1988

D. C. Crockett
D. C. CROCKETT, JR.

Anne S. Crockett
ANNE S. CROCKETT

BOOK 7564 PAGE 87

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. C. CROCKETT, JR. and ANNE S. CROCKETT, both unmarried

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of June, 19 88.

My commission expires 1/10/89 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

1924 06/06 0101 03CHECK 510.50

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Joe A. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 19 88.

MY COMMISSION EXPIRES: 1/10/89
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

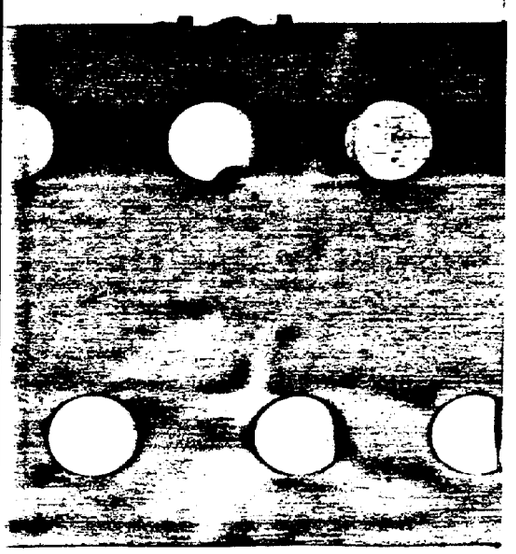
D. C. CROCKETT, JR. and
ANNE S. CROCKETT, both unmarried

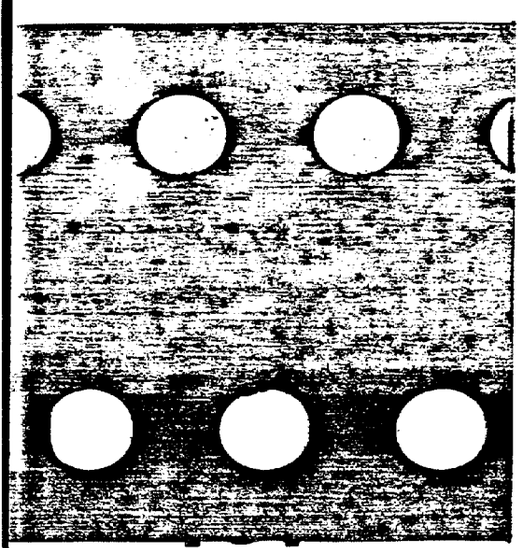
TO

JOE A. MARTIN and wife,
PATTIE I. MARTIN

RETURN TO:
FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7564 PAGE 88

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 180000.00
CON TX 504.00
PRFEE 0.50
WDEED 6.00
TOTAL 510.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 510.50

06/06/88 01 13:59 0001 1924

3 7.0 1.3

THE STATE OF TENNESSEE
JUN 6 1 58 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98803