BOOK 7582 PAGE 969 BOX 10 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF June 1988

Notary Public

MY COMMISSION EXPIRES 2/13/[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO and Mortgagee is:	MAP-PARCEL NUMBERS
Michael E. Crowder et al (NAME)	Atlantic Coast Mortgage Company (NAME)	11W 71235
3908 Elkins Avenue (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive, Ste 100/210 (STREET ADDRESS)	091-16-0-326.00
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22030 (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, WE, Carolyn Gregory Keith and husband, Gary T. Keith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Crowder and Geraldine Brown

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 5, Block 20, on the plan of Charlotte Park Company's 2nd Addition to Nashville, of record in Book 57, pages 160 and 161, Register's Office for said County.

Said Lot No. 5, Block 20 fronts 50 feet on the northerly margin of Elkins Avenue, formerly Second Avenue, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Carolyn Gregory Keith by deed from Maudie E. Gregory, a widow of record in Book 4757, page 397, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters set forth in the above referenced plan of record.

4374.

IDENTIFICATION REFERENCE

JUN 24 2 41 PM '88

FELIX Z. WILSON TR REGISTER
DAVIDSON COUNTY, TN

9747 06/24 0101 03CHECK 96.10

This is unimproved ( ) improved (X) property, known as 3908 Elkins Avenue (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37209 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand S this 23rd day of June, 19 88

Carolyn Gregory Keith

Gary T. Keith

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tennessee

County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said county, Carolyn Gregory Keith and husband, Gary T. Keith

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this 23rd day of June, 1988.

NOTARY PUBLIC

My commission expires:

7-13-91

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19___.

NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

Carolyn Gregory Keith and husband,

Gary T. Keith

TO

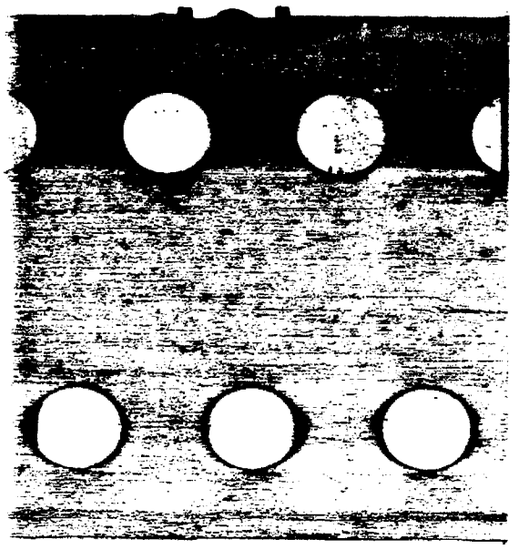
Michael E. Crowder and

Geraldine Brown

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

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



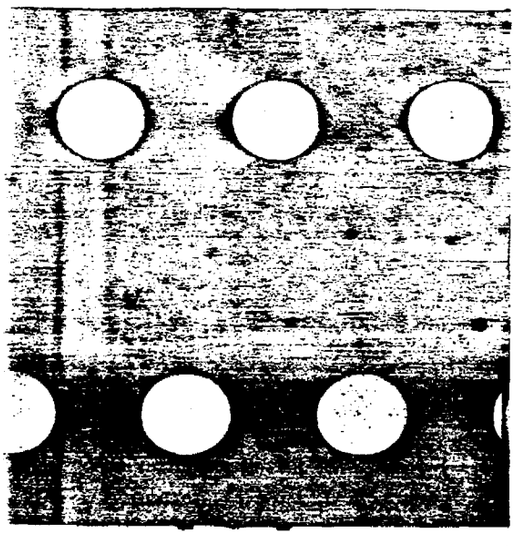
RECEIVED OF _____

FOR _____

BOOK 7582 PAGE 971

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 32000.00
				CON TX 89.60
				PRFEE 0.50
				WDEED 6.00
				TOTAL 96.10
				CHECK 96.10
06/24/88	01			14:45 0001 9747



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4374.4

IDENTIFI REFERENCE

JUN 24 2 41 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106526