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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,667.09

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF November 1988

Notary Public

MY COMMISSION EXPIRES: 5-25-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Donald E. Ragsdale 721 6th Avenue South, Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven E. Crutcher (NAME)	Federated Financial Mortgage Corp. (NAME)	71-12-91
829 Cherokee Avenue (STREET ADDRESS OR ROUTE NUMBER)	6640 Powers Ferry Rd., Suite 200 (STREET ADDRESS)	12DA-46725
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30339 (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, Donald E. Ragsdale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven E. Crutcher and Mary G. Newberry

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:

Being the southerly part of the easterly half of Lot #25 on the plan of Walnut Grove Subdivision of Lot #5 of the Stull Tract as of record in Book 332, Page 34. In the 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 Donald E. Ragsdale, a single person by deed from George T. Thompson and wife, Diane C. Thompson, of record in Book 6498, page 44, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to BRADLEY MORTGAGE COMPANY, of record in Book 6424, page 171, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. Said loan is now with FEDERATED FINANCIAL MORTGAGE CORPORATION.

unimproved ( )
This is improved (X) property, known as 829 Cherokee Avenue, Nashville, TN 37207
(House Number) (Street) (P. O. Address) (City or Town) (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 HIS hand this 8th day of November, 1988

Donald E Ragsdale

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DONALD E. RAMSDALE, A SINGLE PERSON

the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 8th day of NOVEMBER, 1988

Commission expires 5-9-91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

PREPARED BY:

7020 11/11 0101 03CHECK 114.41

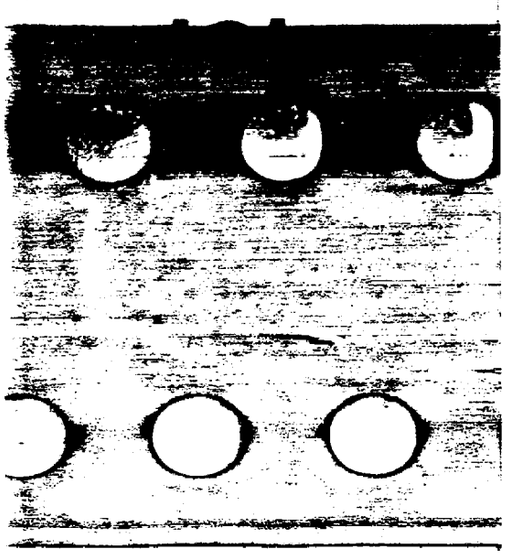
RUSH

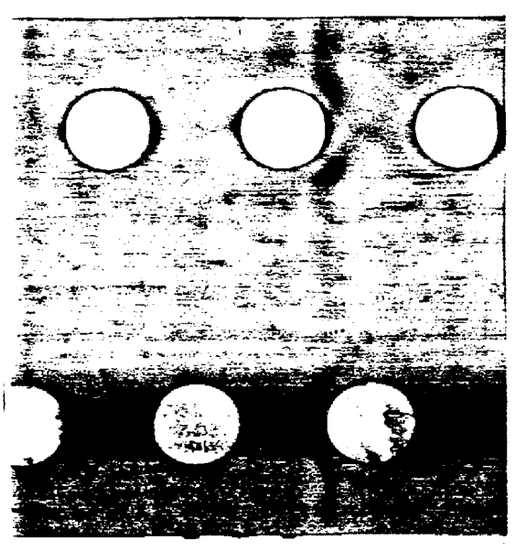
Nov 11 3 34 PM '88

R.Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

INDEXED

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OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 32667.09
CON TX 107.91
PRFEE 0.50
WDEED 6.00
TOTAL 114.41
CHECK 114.41

11/11/88 01 15:37 0001 7020

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.4930

IDENTIFICATION REFERENCE

NOV 11 3 34 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153585