FILE BOX 30

VICKY KAVANAUGH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 74,000.00

Subscribed and sworn to before me, this the 07 day of December 19 88

My commission expires: 3-10-1991 (Affix Seal)

Affiant

Notary Public

My Commission Expires March 10, 1991

WARRANTY DEED

BOOK 7724 PAGE 112

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 8B12687
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Charles L. Carr	Excella Mortgage Corporation
1100 Oakway Court (STREET ADDRESS)	9000 E. Church Street, Bldg. A, Ste. 200 (STREET ADDRESS)
Nashville, TN 37214 (CITY STATE ZIP)	Brentwood, TN 37027 (CITY STATE ZIP)
MAP & PARCEL NO 108-16-306	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Gary R. Craddock and wife, Melanie A. Craddock

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Charles L. Carr and wife, Lisa C. Carr

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 55B on the Plan of Zone Lot Division, Percy Priest Woods, Lots 53, 55, 70, 71, 72, 73 and 74, Rev. Section III, of record in Plat Book 5200 at page 789, and amended in Plat Book 6250, page 583, both in Register's Office for said County, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Gary R. Craddock and wife, Melanie A. Craddock by Deed of record in Book 6651 page 823, Register's office for said County.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record.

9.2258.

IDENTIFICATION REFERENCE

Dec 9 12 51 PM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1100 Oakway Court, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 07 day of December, 19 88

Gary R. Craddock

Gary R. Craddock

Melanie A Craddock

Melanie A. Craddock

State of Tennessee
County of Williamson

BOOK 7724 PAGE 113

On this 07 day of December, 19 88, before me personally appeared Gary R. Craddock & Melanie A. Craddock to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

3-10 19 91

VICKY KAVANAUGH
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Notary Public

State of Tennessee
County of My Commission Expires March 10, 1991

On this 07 day of December, 19 88 before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

, 19

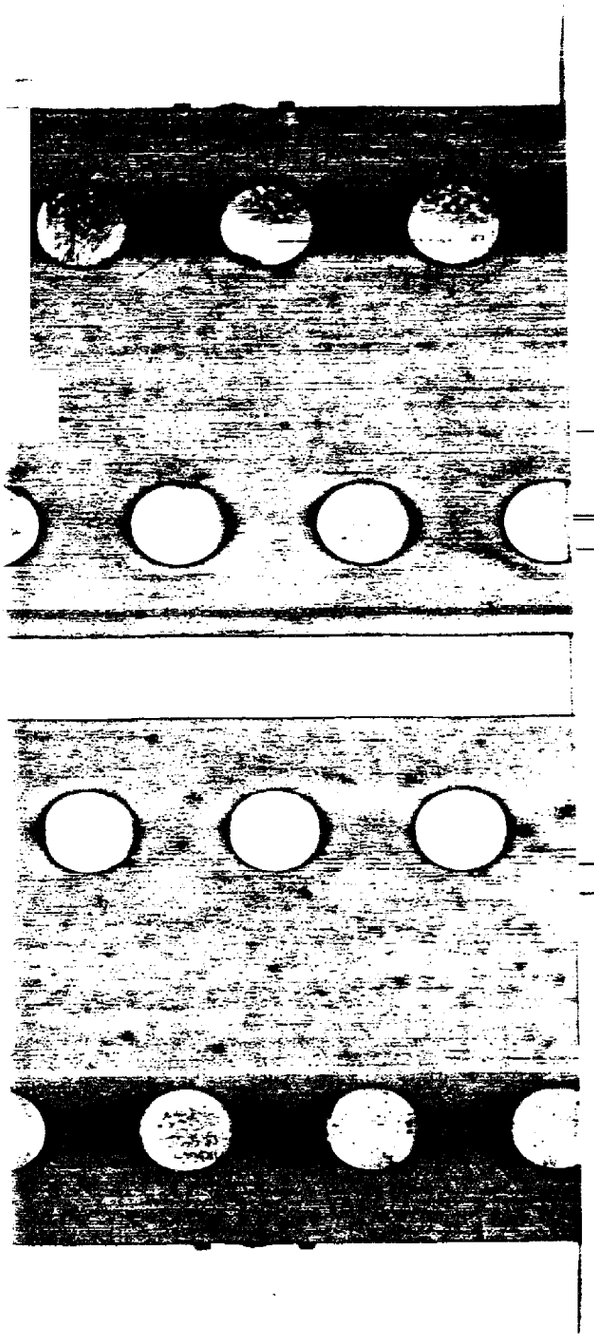
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

5933 12/09 0101 03CHECK 250.



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

RECEIVED OF _____

FOR _____

BOOK 7724 PAGE 114

CO - 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
				CAMT 74000.00
				CON TX 244.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 250.70
				CHECK 250.70
12/09/88	01			12:51 0001 5933

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92258

IDENTIFI REFERENCE

Dec 9 12 51 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 162129