THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Mildred J. Mannings	GMAC Mortgage Corporation	MAP 135-16
2701 Mossdale Drive	3451 Hammond Ave., Box 780	PARCEL 57
Nashville, TN 37217	Waterloo, Iowa 50704-0780	2D-41166

WARRANTY DEED

BOOK 7746 PAGE 174

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Norman T. Crider and wife, Yolanda K. Crider hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mildred J. Mannings hereinafter called the Grantee, Grantee's 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. 537 on the plan of Section 13, Edge-O-Lake Estates, of record in Book 4175, page 33, Register's Office for said County.

SAID Lot No. 537, which is a corner lot, fronts 95.0 feet on the southerly margin of Mossdale Drive and fronts 75.0 feet on the easterly margin of Sailboat Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 131.61 feet on the southerly line and 128.52 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Norman T. Crider and wife, Yolanda K. Crider by deed from James A. Johnson and wife, Stephanie Johnson of record in Book 6636, page 710, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4268, page 302, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Norwest Mortgage, Inc., of record in Book 6636, page 713, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee. The Grantee further hereby assumes the obligation of MORTGAGOR under the terms of the instruments creating the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This is (xx)improved property, known as 2701 Mossdale Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of December, 1988.

Yolanda K. Crider

Norman T. Crider

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of December, 1988, before me personally appeared Norman T. Crider AND Yolanda K. Crider, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 9-26-92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7746 PAGE 175

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

4010 01/06 3101 03CHECK 277.10

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $81,984.00.

Mildred J. Mannings
Affiant

Subscribed and sworn to before me, this the 28th day of December, 1988.

My Commission Expires: 9-26-92

Notary Public

*This instrument is executed on behalf of Yolanda K. Crider by Norman T. Crider as her Attorney in act pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said ttorney in Fact is attached as Exhibit "A" to this deed and incorporated herein by reference.

TATE OF TENNESSEE
OUNTY OF DAVIDSON

ersonally appeared before me, the undersigned, a Notary Public in and for said County and State, he within named Norman T. Crider, with whom I am personally acquainted, or proved to me on the basis f satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of olanda K. Crider as her Attorney in Fact as the free act and deed of the within named Yolanda K. rider. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of December, 988.

NOTARY PUBLIC

y commission expires:_____

WARRANTY DEED

from:
Norman T. Crider and wife, Yolanda K. Crider

to:
Mildred J. Mannings

FILED & RECORDED
DAVIDSON COUNTY, TN
88 DEC 30 11 09 AM

FEE $ EXEMPT

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 7746 PAGE 176

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 81984.00
CON TX 270.60
PRFEE 0.50
WDEED 6.00
TOTAL 277.10
CHECK 277.10

01/06/89 01 11:07 0001 4010

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99567

IDENTIFICATION

JAN 9 11 06 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 170633