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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 $70,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF February 19 89

Notary Public

MY COMMISSION EXPIRES ~~June 30, 1989~~

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	~~SEND TAX BILLS TO~~ Mortgagee:	MAP-PARCEL NUMBER
Michael S. Smith (NAME)	National Mortgage Company (NAME)	61-15-165
1104 Sunnymeade Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	15DZ 19495
Nashville, TN 37216 (CITY) (STATE) (P O ZIP)	Memphis, Tennessee 38118 (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, Larry D. Crabtree and wife, Mauna Faye Crabtree

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael S. Smith, Unmarried

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. 4 of Block "A" on the Plan of Re-Subdivision of Sunnymeade Unit No. 1 - Subdivision of Sunnymeade Unit No. 2 of record in Book 974, pages 56 and 57, Register's Office for said County.

SAID Lot No. 4 fronts 60 feet on the southerly margin of Sunnymeade Avenue and extends back between parallel lines 140 feet to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Larry D. Crabtree by deed from Robert J. Arthur and wife, Sheila K. Arthur of record in Book 5953, page 472, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Mauna Faye Crabtree, wife of Larry D. Crabtree, joins in to convey any interest she may have in subject property by reason of her marital status.

This is ~~improved~~ unimproved XX property, know as 1104 Sunnymeade Avenue, Nashville, TN 37216
(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 their hands this 21st day of February, 19 89

Larry D. Crabtree

Larry D. Crabtree

Mauna Faye Crabtree

Mauna Faye Crabtree

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 Larry D. Crabtree and wife, Mauna Faye Crabtree, the bargainor s, with whom I am personally acquainted, * and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of February, 1989.

Commission expires November 10, 1991

Notary Public

* or proved to me on the basis of satisfactory evidence

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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
Larry D. Crabtree and wife,
Mauna Faye Crabtree
TO
Michael S. Smith, Unmarried

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

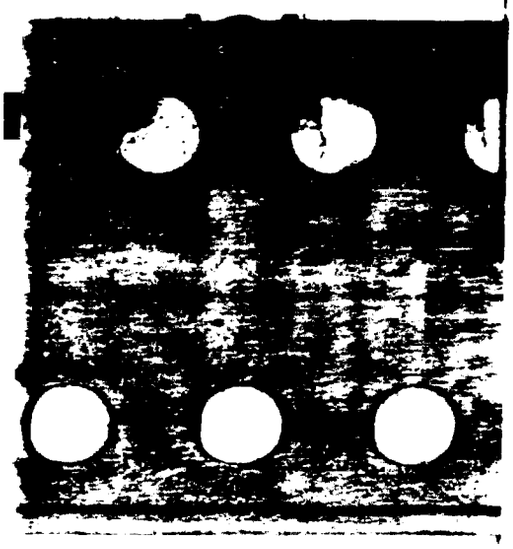
10941.

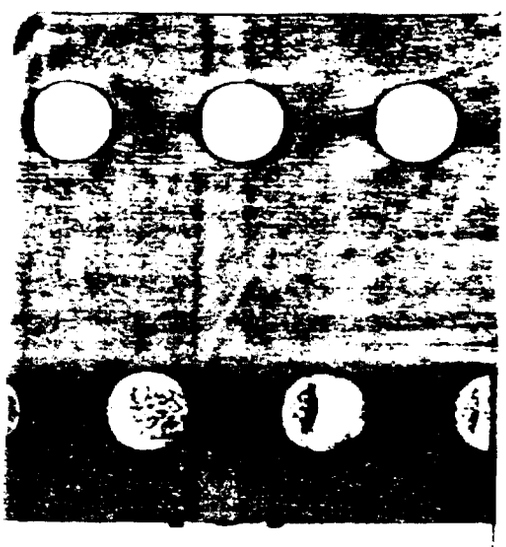
IDENTIFICATION

Feb 23 11 47 AM '89

FILED & RECORDED
DAVIDSON COUNTY, TN

9579 02/23 0101 03CHEC 239.15





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	PRIVATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	70500.00
			CON TX	232.65
			PRFEE	0.50
			WDEED	6.00
			TOTAL	239.15
			CHECK	239.15
02/23/89	01	10:49	0001	9579

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10941.

IDENTIFICATION REFERENCE

Fe 23 [illegible]

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 184014