286.70

WARRANTY DEED

Name and Address of New Owner:

Leonard R. Craver and
wife, Kathleen B. Craver
600 Bluewater Drive
Nashville, TN 37217

Send Tax Bills To:

Bailey Mortgage Company
P.O. Box 1389
Jackson, MS 39215-1389

Tax Map and Parcel/
Field Book

150-0

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
15949.

FOR AND IN CONSIDERATION of the sum of Ten and no/100ths Dollars ($10.00), cash in hand paid to Bailey Mortgage Company, a Mississippi Corporation ("Grantor"), the receipt of which is hereby acknowledged by Grantor, and for other good and valuable consideration, Grantor has this day bargained and sold, and does hereby transfer and convey unto Leonard R. Craver and wife, Kathleen B. Craver ("Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 2 on the Plan of Castlegate Subdivision, Section 4, of record in Plat Book 6900, page 209, Register's Office for said County, to which reference is made for more complete description.
>
> Together with all the improvements then or thereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures then or thereafter a part of the property. All replacements and additions shall also be covered by the Deed of Trust. All of the foregoing is referred to in the Deed of Trust as the "Property".
>
> Being the same property conveyed to Buford Walker by deed from Third National Bank of record in Book 7211, page 915, said Register's Office.
>
> Also being the same property conveyed to Satellite Construction Co., Inc. by quitclaim deed from Buford Walker and wife, Louise H. Walker, of record in Book 7353, page 703, said Register's Office.

Grantor assumes and agrees to pay the ad valorem taxes for the current year and Grantee shall pay the ad valorem taxes for all subsequent years.

There is excepted from the warranty hereof all building restrictions, protective covenants, and prior mineral reservations of record.

There is excepted from the warranty hereof all easements and rights of way of record or as shown on the plat of the respective subdivision, all as recorded in the Register's Office of Davidson County, Tennessee.

WITNESS THE SIGNATURE OF THE GRANTOR, this the 1st day of February, 1989.

BAILEY MORTGAGE COMPANY
a Mississippi Corporation

ATTEST:

BY: _____
Matt B. Jensen
Its Assistant Vice President

Secretary

STATE OF MISSISSIPPI
COUNTY OF HINDS

Before me, CYNTHIA J. BLACK, a Notary Public of the State and County aforesaid, appeared MATT B. JENSEN, to me personally known who, being by me duly sworn, did say that he is Assistant Vice President of BAILEY MORTGAGE COMPANY, a Mississippi Corporation, and that said instrument was signed and delivered in behalf of said corporation, by authority of its Board of Directors, and said MATT B. JENSEN acknowledged said instrument to be the free act and deed of said corporation.

WITNESS MY HAND AND SEAL, in Jackson, Mississippi, this the 1st day of February, 1989.

Cynthia J. Black
NOTARY PUBLIC

My Commission Expires:
My Commission Expires April 19, 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this conveyance, or value of the property conveyed, whichever is greater, is $84,000.00.

Leonard R. Craver, Affiant

Kathleen B. Craver, Affiant

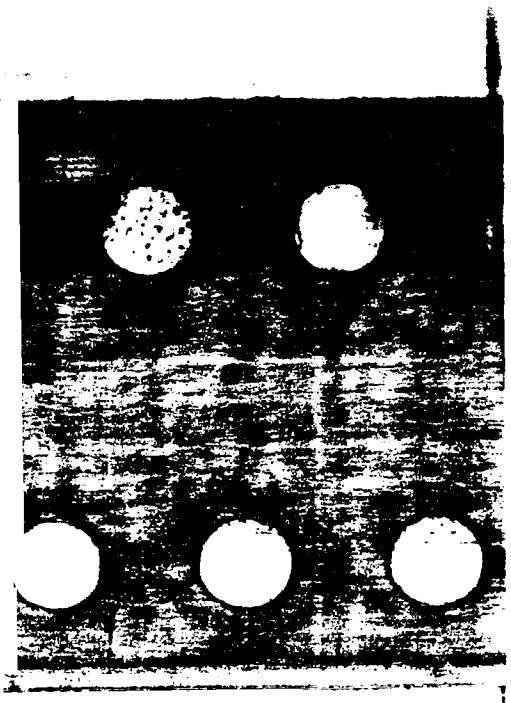
SWORN TO AND SUBSCRIBED BEFORE ME, a Notary Public of the State and County aforesaid, on the 1st day of February, 1989.

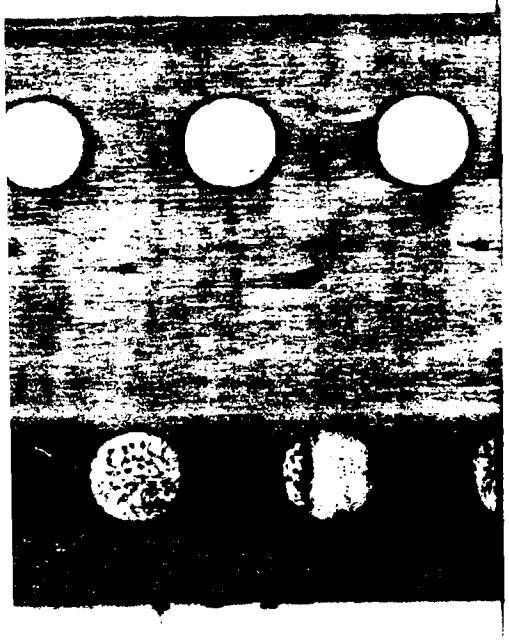
NOTARY PUBLIC

My Commission Expires:
My Commission Expires SEPT. 28, 1992

This Instrument Prepared by:

John Howard Shows
200 South Lamar Street
P.O. Box 1389
Jackson, Mississippi 39215-1389
601/949-8023





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7791 PAGE 927

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	84000.00
CON TX	277.20
PRFEE	0.50
MTGFEE	9.00
BATCH	286.70
CHECK	286.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/13/89 01 13:28 0001 5105

15949

IDENTIFICATION REFERENCE

Mar 13 1 25 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 189641