BOOK 7826 PAGE 1 1 File Box #24

FORM NO. WB-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000.00

Rebecca Jean Cranshaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 1989.

Dixie Seagraves
Notary Public

MY COMMISSION EXPIRES: 5-13-90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
Rebecca Jean Cranshaw (NAME)	First American National Bank (NAME)	3DZ-59180
2935 Emery Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	MAP 96-10
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37237 (CITY) (STATE) (ZIP)	PARCEL 191

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, Bonnie Lewellen, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca Jean Cranshaw, 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:

BEING Lot No. 305 on the Plan of Cloverhill, Section No. 5, of record in Book 2133, Pages 88 & 89, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Bonnie Ruth Ogles Lewellen by deeds to Bonnie Ruth Ogles in Book 3616, Page 631, and to P. V. Lewellen and Bonnie Ruth Ogles Lewellen in Book 3913, Page 427, Register's Office, Davidson County, Tennessee. Bonnie Ruth Ogles, Bonnie Ruth Ogles Lewellen and Bonnie Lewellen is one in the same person. The said P. V. Lewellen is now deceased.

James E. Hastings executed this instrument on behalf of Bonnie Lewellen pursuant to a Power of Attorney which is being placed of record currently herewith.

THIS conveyance is subject to a public utility easement and minimum building setback lines, of record in Book 2133, Pages 88 & 89, Register's Office, Davidson County, Tennessee.

283647

IDENTIFICATION

APR 27 2 29 PM '89

This is unimproved (x) / improved ( ) property, known as 2935 Emery Drive, Nashville, TN. 37214
(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 my hand this 26th day of April, 19 89

Bonnie Lewellen
Bonnie Lewellen
By: James E. Hastings attorney in fact P.A.O.
James E. Hastings, Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
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____

9896 04/27 0101 03CHECK 115.40

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Bonnie Lewellen

TO
Rebecca Jean Cranshaw

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

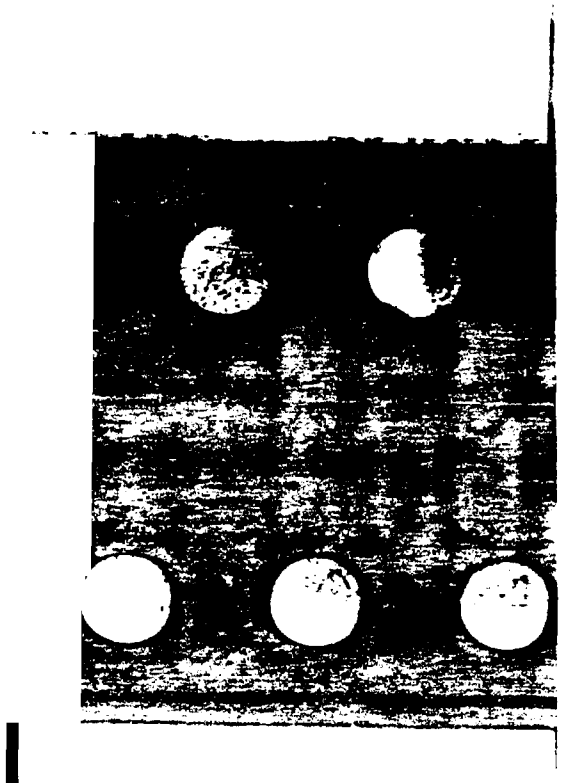
STATE OF TENNESSEE
COUNTY OF DAVIDSON

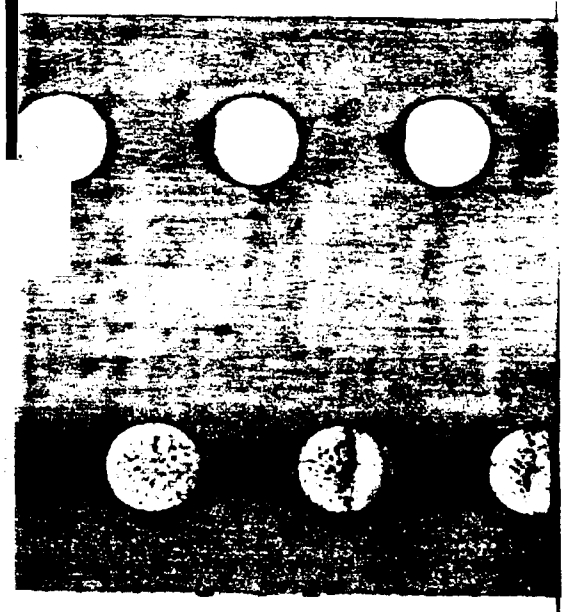
Personally appeared before me, James E. Hastings, Attorney-in-Fact for Bonnie Lewellen with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 26th day of April, 1989.

My Commission Expires: 5-13-90

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY





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	33000.00
CON TX	108.90
PRFEE	0.50
WDEED	6.00
TOTAL	115.40
CHECK	115.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/27/89 01 14:30 0001 9896

283641

TENNESSEE REAL ESTATE TRANSFER TAX

APR 27 2 29 PM '89

No. 204228