FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 7875 PAGE 364

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

X Constance D. Craddock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 19 89

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Constance D. Craddock (NAME)	Fleet Mortgage Corp. (NAME)	102-03-0
601 Continental Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 303 (STREET ADDRESS)	061.00
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Milwaukee, WI 53201 (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, Carla S. Ferguson Smith and husband, Dennis L. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Constance D. Craddock, 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. 1349 on the Map of Charlotte Park, Section 17, of record in Plat Book 3600, Page 21 and 22, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Carla S. Ferguson by deed from Robert E. Ferguson and wife, Carla S. Ferguson, of record in Book 5936 Page 674, Register's Office for Davidson County, Tennessee. 03CHECK 254.00

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Fleet Mortgage Co. of record in Book 5051, Page 320, said Register's Office with a present unpaid balance of approximately $26,969.66, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The said Carla S. Ferguson and Carla S. Ferguson Smith being one and the same person.

Dennis L. Smith joins in this conveyance for the sole purpose of conveying any marital rights he may have.

Grantee also jointly and severally hereby assume the obligations of Robert E. Ferguson and Carla S. Ferguson Smith under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance for the indebtedness above mentioned.

unimproved ( )
This is improved (XX) property, known as 601 Continental Drive, Nashville, TN 37209
(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 our hand s this 27th day of June, 19 89

Carla S. Ferguson Smith — Dennis L. Smith

Carla S. Ferguson Smith Dennis L. Smith

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 Carla S. Ferguson Smith and husband, Dennis L. Smith

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee this 27th day of June, 19 89.

Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

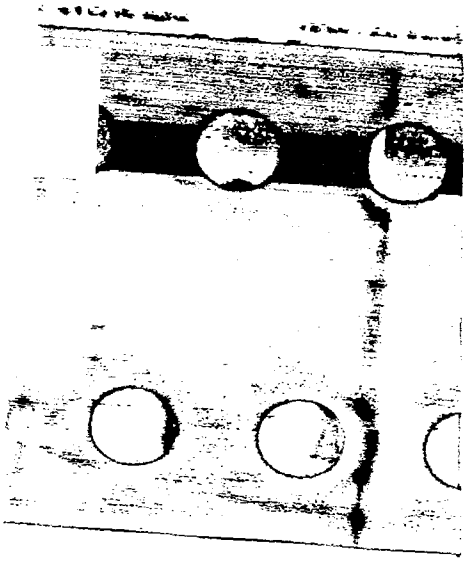
FROM
Carla S. Ferguson Smith and
[illegible] Dennis L. Smith

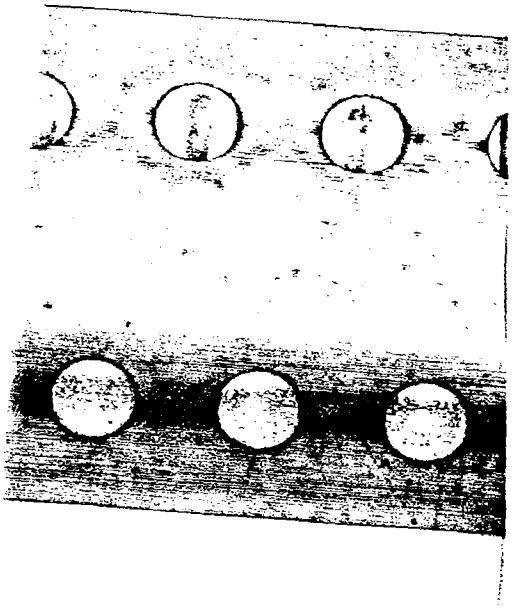
TO
Constance D. Craddock, unmarried

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

4470

JUN 28 9 42 AM '89





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 75000.00
				CON TX 247.50
				PRFEE 0.50
				WDEED 6.00
				TOTAL 254.00
				CHECK 254.00
06/28/89		01		09:44 0001 9361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 4 7 0 9

IDENTIFICATION

JUN 28 9 41 AM '89

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

No. 223645