Box 8, PB

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Cynthia C. Crane	Leader Federal Mortgage, Inc.	104-05
3615 Westbrook Avenue		242
Nashville, TN 37205	P.O. Box 275	26W 00175
	Memphis, TN 38101-0275	

WARRANTY DEED BOOK 7955 PAGE 137

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, Jean Williams Bybee, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Cynthia C. Crane

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 the westerly 50 feet of Lot No. 469 on the plan of Richland Realty Company's Division "C", of record in Book 421, page 31, Register's Office for said County.

SAID part of Lot No. 469 fronts 50 feet on the southerly margin of Westbrook Avenue and extends back between parallel lines 177 feet, more or less, to an alley.

BEING the same property conveyed to Jean Williams Bybee by Installment and quitclaim deeds from William T. Connor and Mary Ann Hill, Co-Executors of record in Book 5858, page 153, and Book 6606, page 134, respectively, Register's Office for Davidson County, Tennessee.

7193 U

IDENTIFICATION REFERENCE

OCT 5 1989 AM

DAVIDSON COUNTY, TN

3230 10/05 0101 03CHECK 323.80

This is (NN)improved property, known as 3615 Westbrook Avenue, Nashville, TN 37205.

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 3rd day of October, 1989.

Jean Williams Bybee

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of October, 1989, before me personally appeared Jean Williams Bybee, unmarried, 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 he executed the same as her free act and deed.

PETER WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9-26-92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7955 PAGE 138

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 96,000.00.

Cynthia C. Crane
Affiant

Subscribed and sworn to before me, this the 3rd day of October, 1989.

My Commission Expires: 9-26-92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

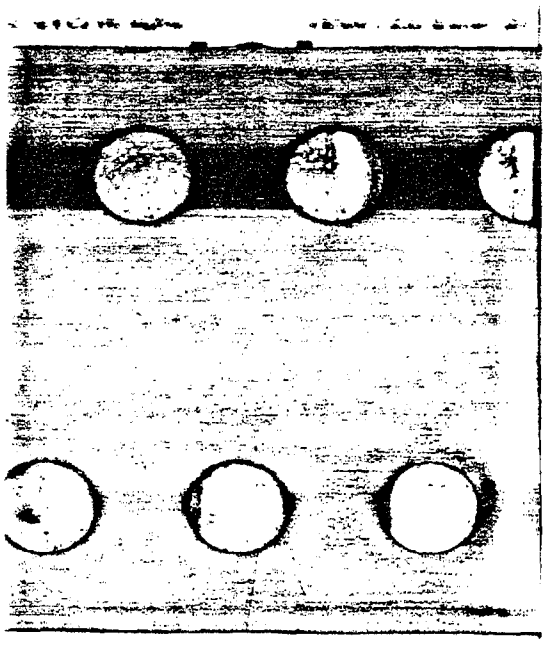
_____
Notary Public

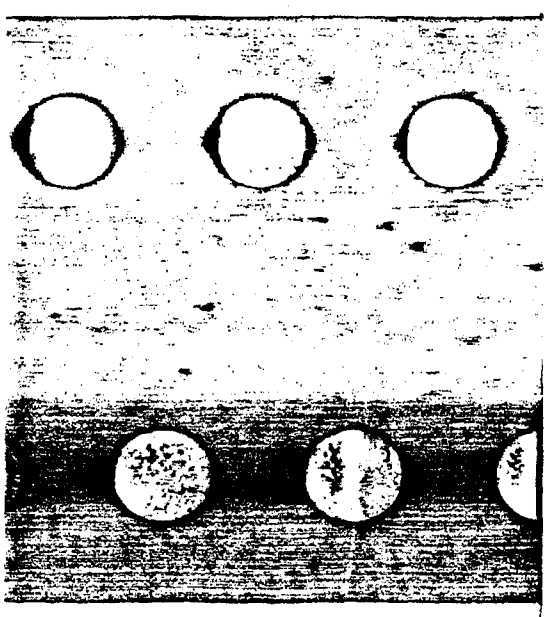
WARRANTY DEED

from:
Jean Williams Bybee, unmarried

to:
Cynthia C. Crane

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





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7955 PAGE 139

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 96000.00
CON TX 316.80
PRFEE 1.00
WDEED 6.00
TOTAL 323.80
CHECK 323.80

10/05/89 01 10:31 0001 3230

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1.9.3.0

IDENTIFICATION REFERENCE

OCT 5 10 29 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 255431