WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF TENNESSEE
DAVIDSON COUNTY

TBA 162-02-007.00

KNOW ALL MEN BY THESE PRESENTS,

BOOK 8132 PAGE 839

That in consideration of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration to the undersigned Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, MICHAEL L. GOINS and RHONDA C. GOINS, husband and wife, do grant, bargain, sell and convey unto PAUL CRAFTON and VERA K. CRAFTON, husband and wife, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Davidson County, Tennessee to-wit:

Being Lot No. 7 on the Plan of Colewood Acres, Section 1, as of record in Book 3700, page 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Grantors by deed recorded in Deed Book 6165, at page 377, in the Register's Office for Davidson County, Tennessee.

This deed is made subject to easements and restrictions of record.

No title opinion requested or given.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

AND we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to the Galbreath Mortgage Company, of record in Book 5375, page 963, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. Said loan company now being known as The Chemical Mortgage Company. Said mortgage now held by Cenlar Federal Savings Bank.

In witness whereof, we have hereto set our hand(s) and seal(s), this the 15 day of June, 1990.

Michael L. Goins
MICHAEL L. GOINS

Rhonda C. Goins
RHONDA C. GOINS

STATE OF Alabama
Madison COUNTY

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1103 06/18 0101 03CHECK 150.53

Personally appeared before me the understood, a Notary Public in and for said County and State, the within named MICHAEL L. GOINS and RHONDA C. GOINS, husband and wife, the bargainors, 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 Jones, Alabama, this 15 day of June, 1990.

Diane Fowler
NOTARY PUBLIC
My Commission expires: 10-21-91

DIANE FOWLER NOTARY PUBLIC ALABAMA STATE AT LARGE

Purchasers Address:
182 Tusulum Rd
Antioch, TN 37013

- Joe Keller
Joann

This instrument prepared by:
Landy Raley, Attorney
313-B W. Market St.
Athens, AL 35611

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$43,500
Paul Crafton
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 18th DAY OF June 1990
Carol Williams
Deputy Register

34507

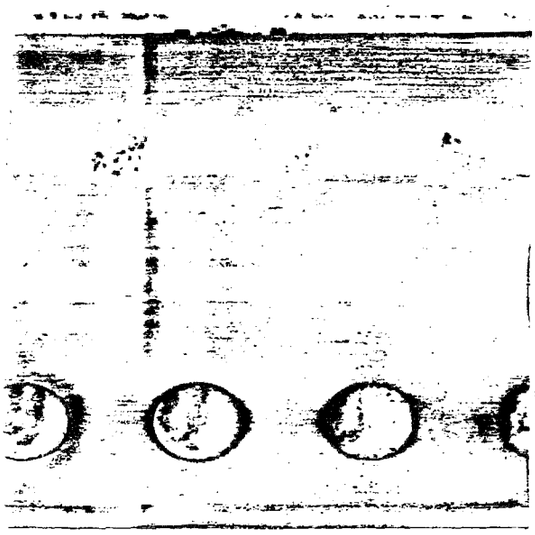
IDENTIFICATION REFERENCE

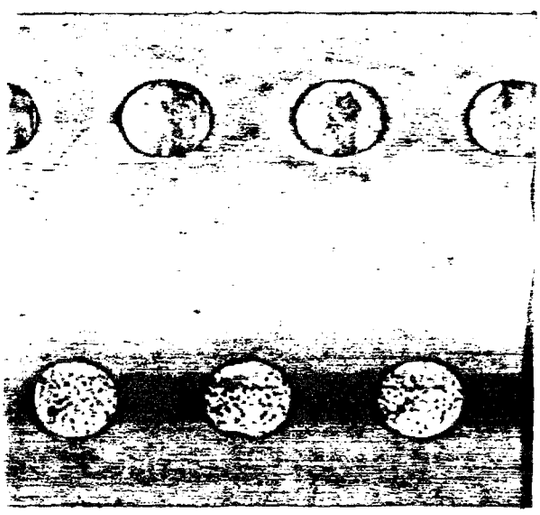
Jun 18 9 15 AM '90

FELIX P. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RuSH

J





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 43500.00
				CON TX 143.53
				PRFEE 1.00
				WDEED 6.00
				TOTAL 150.53
				CHECK 150.53
06/18/90	01			09:16 0001 1103

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34507

IDENTIFICATION REFERENCE

JUN 18 9 15 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 328745