FORM NO. WD-1

BOOK 8159 PAGE 861

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July 19 90.

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Matthew W. Crabtree (NAME)	Sovran Mortgage Corporation (NAME)	136-13-0
3117 Goodwin Drive (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	133.00
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	02DX 01249

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, Timothy A. Hutcherson and wife, Lori A. Hutcherson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew W. Crabtree and wife, Lauryn Crabtree

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. 42 on the Plan of Edge-O-Lake, Section 20-A of record in Plat Book 5200, Page 183, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Timothy A. Hutcherson and wife, Lori A. Hutcherson by deed of record in Book 7874, Page 249, Register's Office for Davidson County, Tennessee.

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

44101.

IDENTIFICATION REFERENCE

JUL 25 10 31 AM '90

FELIX Z WILLIAMS REGISTER
DAVIDSON COUNTY, TENN.

unimproved X
This is improved (property, known as 3117 Goodwin Drive, Nashville, TN 37217
(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 hands this 19th day of July, 19 90

Timothy A. Hutcherson

Timothy A. Hutcherson Lori A. Hutcherson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy A. Hutcherson and wife, Lori A. Hutcherson

the bargainors, 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 19th day of July, 19 90.

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

Timothy A. Hutcherson and wife,
Lori A. Hutcherson

TO

Matthew W. Crabtree and wife,
Lauryn Crabtree

[redacted]

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

254.50 CHECK 0101 07/25 357

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 1.00
				WDEED 6.00
				TOTAL 254.50
				CHECK 254.50
07/25/90	01			10:32 0001 3257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44101

IDENTIFICATION REFERENCE

JUL 25 10 31 AM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

No. 340058