File Box 39

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 49,900.00

Subscribed and sworn to before me, this the 27th day of December 19 90

Affiant

Notary Public

My Commission expires: 11/21/92
(Affix Seal)

STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: **ROBERT GREENE, ATTORNEY** 619 Woodland Street, Nashville, Tennessee 37206	
ADDRESS OF NEW OWNER: Marie Crutcher, et. al. (Name) 1406 Arthur Avenue (Street Address) Nashville, TN 37208 (City) (State) (Zip Code)	SEND TAX BILLS TO: U. S. Mortgage Servicing Corp. (Name) 7024 Central Avenue (Street Address) St. Peterburg, Fl ,33707 (City) (State) (Zip Code)
MAP & PARCEL NO. 81-12-373	FIELD BOOK NO. 2N16020

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION; THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Everett K. Smith and wife Ann Bell Smith

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Marie Crutcher, Unmarried, Mary E. Crutcher, Unmarried and Louise Crutcher, Unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 121 in McGavock, Wetmore and Other's First Addition to Nashville, called the Town of McCavock, a plan of which is of record in Book 21, page 23, Register's Office for said County.

Said Lot No. 121 fronts 50 feet on the easterly side of Arthur Avenue, formerly Wetmore Street and extends back eastwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to Everett K. Smith and wife Ann Bell Smith by deed from Lettie Foster of record in Book 5781, page 148, Register's Office for Davidson County, Tennessee.

8U204

IDENTIF. REFERENCE

DEC 19 ... '90

DAVIDSON COUNTY T.R.

0090 12/18 0101 03CHECK 171.67

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1406 Arthur Avenue, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 in 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 27th day of December, 19 90

Everett K. Smith

Ann Bell Smith

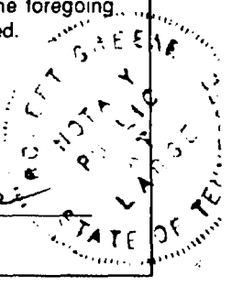
State of Tennessee
County of Davidson

On this 13th day of December, 1990, before me personally appeared Everett K. Smith and wife Ann Bell Smith to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

11/21/92

Notary Public



State of Tennessee
County of

On this day of, 19, before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

State of Tennessee
County of

On this day of, 19, before me personally appeared to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of and acknowledged that executed the same as the free act and deed of .

Witness my hand and official seal.
My commission expires:

Notary Public

State of Tennessee
County of

Before me, personally appeared, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be president (or other officer authorized to execute the instrument) of the, the within named bargainor, a corporation, and that as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by as .

Witness my hand and official seal.
My commission expires:

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8259 PAGE 138

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 49900.00
CON TX 164.67
PRFEE 1.00
WDEED 6.00
TOTAL 171.67
CHECK 171.67

12/18/90 01 09:53 0001 0090

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8U204

IDENTIF. REFERENCE

DEC 18 9 54 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 382500