THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

mail

WARRANTY DEED

BOOK 8295 PAGE 167

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
John A. Crawford, single P.O Box 785 Spring Hill, Tn. 37174	NEW OWNER	Map 72-14 Parcel 6 Field Book I.D.# 27W-27320

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the assumption and payment of one certain Note dated January 17th, 1979, executed by Richard M. Cowan, an unmarried person, secured by a Deed of Trust to Ernest W. Turnbull, Trustee, of record in Book 5386, page 900, Register's Office for Davidson County, Tennessee, to secure to Tennessee Housing Development Agency c/o The Lomas and Nettleton Copany the original principal amount of $23,450.00, and assumed by Thomas J. Fitpatrick and wife, Mary E. Fitzpatrick in a deed of record in Book 6161, page 539, Register's Office for Davidson County, Tennessee, which the GRANTEE herein assumes and agrees to pay and hold GRANTORS harmless from same, the receipt all of which is hereby acknowledged, WE, THOMAS J. FITZPATRICK and wife, MARY E. FITZPATRICK, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do hereby transfer and convey unto JOHN A. CRAWFORD, a single man, hereinafter referred to as the "GRANTEE", his 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 a part of Lot No. 6 on the Plan of E. T. Brown's Subdivision of part of Lot No. 1 of the Cahal Property of record in Book 332, page 84, Register's Office for said County, described as follows:

Beginning on the northerly margin of Cahal Avenue at the corner of Lots Nos. 6 and 7; thence, with said Avenue westwardly 36.7 feet to a point 56.3 feet east of the easterly margin of an alley; thence, northwardly and parallel with the line between Lots Nos. 6 and 7, 97 feet; thence, westwardly and parallel with the northerly margin of Cahal Avenue 23.8 feet to the easterly margin of an alley; thence, with said alley northwardly 163.7 feet to the southerly margin of another alley; thence, with the last mentioned alley eastwardly 8.5 feet to the corner of Lots Nos. 6 and 7; thence, with the line between said two lots southwardly 256 feet to the beginning.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property.

Being the same property conveyed to Thomas J. Fitzpatrick and wife, Mary

E. Fitzpatrick by deed from Richard M. Cowan and wife, Cindy Cowan of record in Book 6161, page 539, Register's Office for Davidson County, Tennessee.

The current mailing address for the said property is: 1111 Cahal Avenue, Nashville, Tennessee, 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And, GRANTORS do covenant with the said GRANTEE, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 1991 taxes, a lien but not yet due and payable, which will be paid in full by GRANTEE when become due and payable.

2. Those matters as they appear of record in the Register's Office for Davidson County, Tennessee.

3. Deed of Trust executed by Richard M. Cowan, an unmarried person to Ernest W. Turnbull, Trustee, of record in Book 5386, page 900, Register's Office for Davidson County, Tennessee. By his signature hereto, GRANTEE fully assumes the indebtedness under the said mortgage and he agrees to pay same in a timely manner and to faithfully perform under the said mortgage, as fully as to the same extent as if he were the original mortgagor. Further, GRANTEE hereby agrees to indemnify and hold harmless GRANTORS, their heirs, personal representatives, or assigns, from any costs, expense or judgment relating to any claim, demand or suit concerning the said mortgage, including the GRANTORS reasonable attorneys fees, court costs and other litigation expenses.

The GRANTOR represents and warrants that the present existing balance of the mortgage loan in favor of NATIONAL MORTGAGE COMPANY as evidenced by the Deed of Trust of record in Book 5386, Page 900, Register's Office for DAVIDSON County, Tennessee, as hereinabove recited is $20,020.46.

And GRANTORS do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 18th day of February, 1991.

GRANTEE:

JOHN A. CRAWFORD

GRANTOR:

THOMAS J. FITZPATRICK

MARY E. FITZPATRICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS J. FITZPATRICK and wife, MARY E. FITZPATRICK, a single man, 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 this the 18th day of February, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared JOHN A. CRAWFORD, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 18th day of February, 1991.

NOTARY PUBLIC

My commission expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,735.19.

AFFIANT

Sworn to and subscribed before me, this the 18th day of February, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

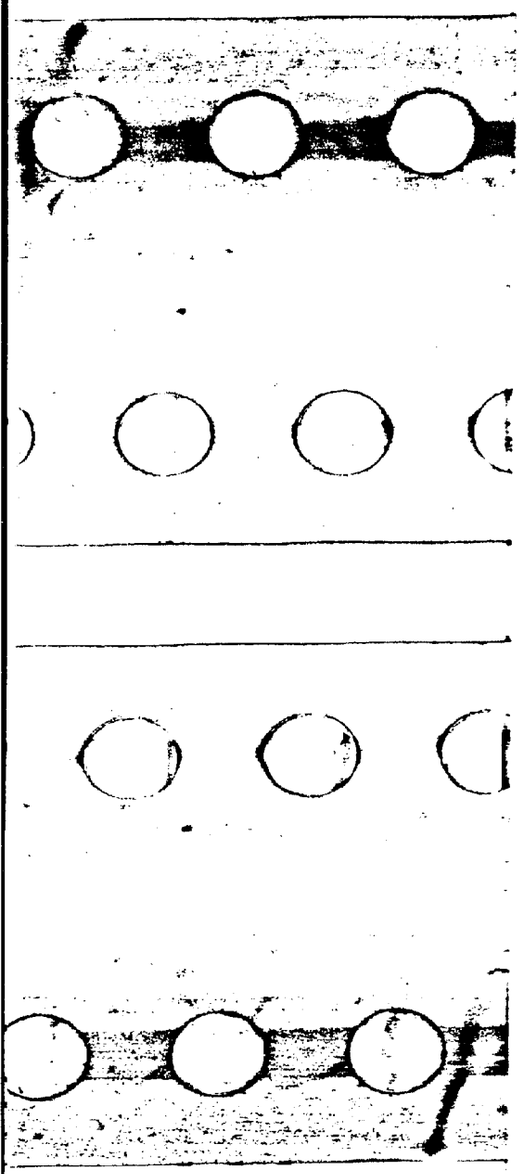
93800

IDENTIF. TREFERENCE

FEB 20 9 00 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

7476 02/20 0101 03CHECK 78.31



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8295 PAGE 170

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	20735.19
CON TX	68.31
PRFEE	1.00
WDEED	9.00
TOTAL	78.31
CHECK	78.31

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/20/91 01 09:01 0001 7979

93800

IDENTIF. REFERENCE

FEB 20 9 00 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 398244