THIS INSTRUMENT PREPARED BY: Mail

ROBERT J. NOTESTINE, III, ATTORNEY AT LAW
104 WOODMONT BLVD., SUITE 501
NASHVILLE, TENNESSEE 37205

NEW OWNER:

William A. Craig and Rebecca W. Craig, husband and wife
4215 ~~Old~~ Harding Rd., Unit 701
Nashville, Tennessee 37205

SEND TAX BILLS TO:

GMAC Mortgage Corporation of PA
8360 Old York Road
Elkins Park, PA 19117-1590

MAP: 104-6
PARCEL: 286

9218 02/25 0101 03CHECK 261.10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I/We, James Alvin Crossman and Mary B. Crossman, husband and wife, the Grantor(s) have bargained and sold, and by these presents do hereby transfer and convey unto William A. Craig and Rebecca W. Craig, husband and wife, the Grantee(s), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

> Land in Davidson County, Tennessee, being Lot No. 94 and the easterly 2 feet of Lot 95 on the Plan of Bransford Realty Company's West End Avenue Place, as of record in Book 332, page 15, of said Register's Office in Davidson County.
>
> Said Lot No. 94 and the easterly 2 feet of Lot 95 front together on the northelry side of Wellington Avenue a total distance of 75 feet and run back between parallel lines, with the westerly margin of 31st Avenue South, 135 feet to a dead line at an alley, measuring 75 feet thereon.
>
> Being the same property conveyed to James Alvin Crossman and Mary B. Crossman, husband and wife by Warranty Deed of record in Book 6737, Page 239, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing restrictions and easements of record.
>
> This is improved property commonly known as 3100 Wellington Avenue, Nashville, Tennessee 37212.

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(s), Grantee's successors and assigns, forever.

AND Grantor(s) do covenant with the said Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

AND Grantor(s) do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the property to the said Grantee(s), its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) have caused this Deed to be executed this 14th day of February, 1991.

James Alvin Crossman

Mary B. Crossman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of February, 1991, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared James Alvin Crossman and Mary B. Crossman, husband and wife, , 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.

NOTARY PUBLIC

My Commission Expires: 3-10-91

FEB 25 10 22 AM '91
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE 94877

STATE OF TENNESSEE
COUNTY OF DAVIDSON

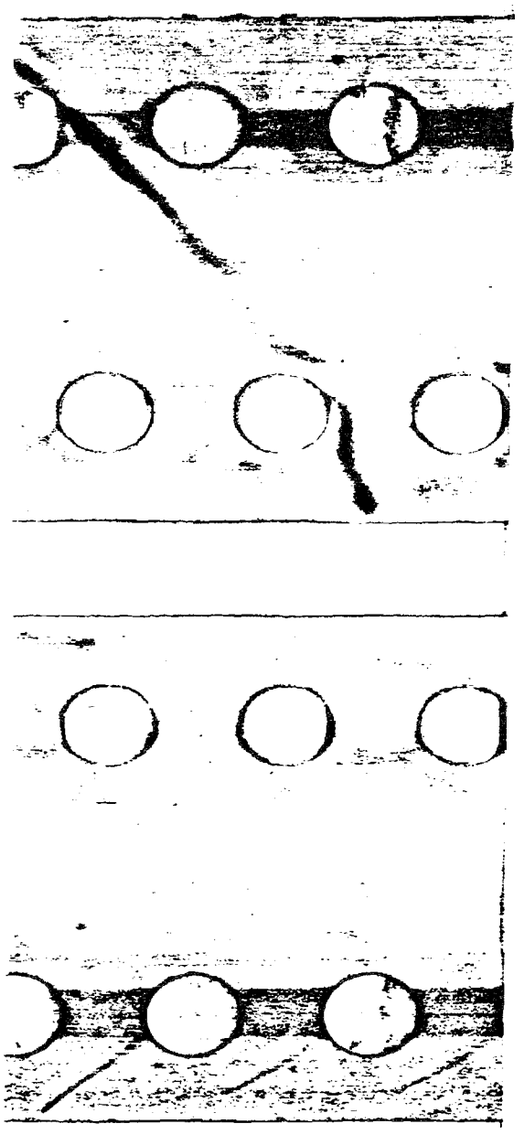
The actual consideration or value, whichever is greater for this transfer is $ 77000.00.

Affiant

Subscribed and sworn to before me this 14th day of February, 1991.

Notary Public

My Commission expires 3-10-91



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8297 PAGE 957

| | | |
|---|---|---|
| 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 77000.00
CON TX 254.10
PRFEE 1.00
MDEED 6.00
TOTAL 261.10
CHECK 261.10

02/25/91 01 10:11 0001 9218

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94877.

IDENTIF. TREFERENCE

FEB 25 10 22 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 399472