This Instrument Prepared By:

Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brentwood, TN 37027

FILE BOX #52

BOOK 8309 PAGE 2

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chris L. Crockarell	Sears Mortgage Corporation	94-08-061
(NAME)	(NAME)	
204 Gann Drive	2500 Lake Cook Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37210	Riverwoods, Illinois 60015	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars.*

Cash in hand paid by Chris L. Crockarell and wife, Louise V.S. Crockarell and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

3270 03/13 0101 03CHECK 287.50

Charles W. Sims and wife, Barbara J. Sims

have this day bargained and sold, and do hereby transfer and convey unto the said Chris L. Crockarell and wife, Louise V.S. Crockarell

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being Lot No. 82 on the Plan of Clover Nook, as of record in Book 2900, page 52, Register's Office for said County.

Said Lot No. 82 fronts 139.77 feet on the southeasterly side of Gann Drive and extends back 271.0 feet on the southwesterly line and 302.3 feet on the northeasterly line, to a line in the rear on which it measures 145.0 feet.

Being the same property conveyed to Charles W. Sims and wife, Barbara J. Sims by deed from Ridgelawn Homes, Inc., a Tennesee Corporation of record in book 3972, page 999, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Taxes; (2) All Restrictions of record; (3) All easements of record; (4) All visible easements; (5) All applicable Governmental and Zoning Regulations.

6 8 3 9 2

IDENTIF. PREFERRED

Map 12 Group

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $ 85,000.00

Affiant Charles W. Sims

Subscribed and sworn to before me this the 13th *day of* March *19*91

Notary Public Judy A. Lehman

My Commission expires: 5/19/91 *(Affix Seal)*

NOTARY PUBLIC AT LARGE

This is improved (XX) unimproved ( ) property, known as 204 Gann Drive Nashville, TN 37210
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 13th *day of* March *, 19* 91 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles W. Sims

Barbara J. Sims

[redacted]

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Judy A. Lehman, *a Notary Public in and for said County and State* Charles W. Sims and wife, Barbara J. Sims

the within named bargainor (s), *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 Brentwood, *Tennessee, this* 13th *day of* March, *19* 91

Judy A. Lehman
Notary Public

Commission expires 5/19/91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this _____ *day of* _____, *19* _____ *before me, the undersigned, a Notary Public in and for said County and State, personally appeared* _____, *to me known (or proved by 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 said* _____.

Witness my hand and official seal at _____, *Tennessee, this* _____ *day of* _____, *19* _____

_____ *Notary Public*

My Commission Expires _____

WARRANTY DEED

FROM

Charles W. Sims and wife,
~~Barbara J. Sims~~

TO

Chris L. Crockarell and wife,
~~Louise V.S. Crockarell~~

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8309 PAGE 4

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 85000.00
CON TX 280.50
PRFEE 1.00
WDEED 6.00
TOTAL 287.50
CHECK 287.50

03/13/91 01 14:36 0001 3270

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98892

IDENTIF. REFERENCE

MAR 13

No. 404061