[ADDRESS NEW OWNER:]	SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Clay D. Crabtree and wife, [Melissa G. Crabtree [1240 Sunnymeade [Nashville, TN 37216]	Sovran Mortgage Corp. ATTN: Tax Department 1512 Willow Lawn Drive Richmond, VA 23230]	Map and Parcel 061-16-0 268.00]
[This instrument prepared by: Cindy S. Smith, Attorney at Law, [2605 Elm Hill Pike, Suite C, Nashville, TN 37214 (Box 27-Bottom)]		

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Community Money Center, Inc.,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Clay D. Crabtree and wife, Melissa G. Crabtree,** the ("Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows to wit:

> Land in Davidson County, being Lot. No. 37 on the Map of the Re-subdivision of Sunnymeade, Unit No. 1-Subdivision of Sunnymeade, Unit No. 2, of record in Book 974, pages 56 and 57, Register's Office for said County.
>
> Said Lot No. 37 fronts 50 feet on the southerly side of Sunnymeade Drive and extends back between parallel lines 140 feet to a dead line in the rear and measures 50 feet thereon.

Being the same property conveyed to Community Money Center, Inc. by deed from Robert P. Ziegler, Trustee, as recorded in Book 8188, page 834, Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 1240 Sunnymeade Drive, Nashville, Tennessee 37216.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of Record in Book 974, Pages 56 & 57, said Register's Office and all matters therein; (2) Property Tax lien for the current year, said taxes remaining being prorated and payment of same assumed by Grantees.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $45,500.00.

X Clay D. Crabtree
Affiant

[Subscribed and sworn before me this 27th day of June
[19 91.

Cindy S. Smith
Notary Public
My Commission Expires: 7-23-94

CINDY S. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

26953

IDENTIFICATION REFERENCE

JUL 1 9 04 AM '91

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TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors 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 herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of June, 1991.

COMMUNITY MONEY CENTER, INC.

James H. Gobelet

BY: JAMES H. GOBELET
TITLE: MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named James H. Gobelet, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Manager of Community Money Center, Inc., the within named bargainor, a corporation, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Manager.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 1991.

Cindy S. Smith
Notary Public
My Commission Expires: 7-23-94

[redacted]



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8387 PAGE 297

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 45500.00
CON TX 168.35
PRFEE 1.00
WDEED 6.00
TOTAL 175.35
CHECK 175.35

07/01/91 01 09:05 0001 7211

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 6 9 5 3

IDENTIFICATION REFERENCE

JUL 1 9 04 AM '91

FELIX Z. WILSON
REGISTER OF DAVIDSON COUNTY

No. 436284