Box 1

FORM NO. WD-1

BOOK 8536 PAGE 657

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,225.98

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 19 92

Notary Public

MY COMMISSION EXPIRES: October 9, 1995

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Leslie E. Brown (NAME)	Standard Federal Savings Bank (NAME)	150-03-0
P.O. Box 807 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 9481 (STREET ADDRESS)	113.00
LaVergne, TN 37086 (CITY) (STATE) (P. O. ZIP)	Gaithersburg, Maryland 20898 (CITY) (STATE) (ZIP)	2DX 03491

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michelle E. Leggett Crocker and husband, Michael N. Crocker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leslie E. Brown

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 24-B on the Plan of Justin Towne, Section II, of record in Plat Book 5200, Page 459 and re-recorded as a re-subdivision of Lots 13, 14, 23 and 24 in Book 5200, Page 588, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michelle E. Leggett Crocker by deed of record in Book 7484, Page 436, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Michelle E. Leggett, Michelle E. Webb, Michelle Webb Crocker and Michelle E. Leggett Crocker being one and the same person.

Michael Crocker joins in this conveyance for the sole purpose of conveying any marital rights he may have.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Sears Mortgage Corporation of record in Book 7581, Page 193 and assigned to Standard Federal Savings Bank, said Register's Office with a present unpaid balance of approximately $46,725.98, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This is unimproved ( ) improved (XX) property, known as 3120 Justin Towne Court, Antioch TN 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 is 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 hand s this 24th day of January, 19 92

Michelle E. Leggett Crocker — Michael N. Crocker

BOOK 8536 PAGE 658

STATE OF TENNESSEE
Davidson County
xxxxxx
At Large

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle E. Leggett Crocker and husband, Michael N. Crocker

the 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 Antioch, Tennessee, this 24th day of January, 19 92.

Commission Expires October 9, 1995

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____. 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Michelle E. Leggett Crocker and husband, Michael Crocker

TO

Leslie E. Brown

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

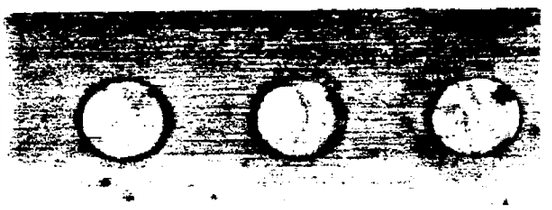
79728

IDENTIFICATION REFERENCE

JAN 28 12 52 PM '92

DAVIDSON COUNTY, TN

1425 01/28/92 0101 03CHECK 185.34



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

RECEIVED OF _____

FOR _____

BOOK 8536 PAGE 659

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 48225.98
CON TX 178.34
PRFEE 1.00
WDEED 6.00
TOTAL 185.34
CHECK 185.34

01/28/92 01 12:53 0001 0425

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9728

IDENTIFI REFERENCE

JAN 28 12 52 PM '92

DAVIDSON COUNTY, TN

No. 496783