FILE NO. 30478 FILE BOX "7"

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,850.68

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 19 92

Notary Public

MY COMMISSION EXPIRES: 2-3-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY B. THOMAS	SOURCE ONE MORTGAGE SERVICES CORP.	86-7-64
(NAME)	(NAME)	
108 Jackson's Retreat Ct.	27555 Farmington Road	4D-1185
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN. 37076	Farmington Hills, MI. 48334-3357	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WALLACE STEVEN CRAIG and wife, LISA KAY CRAIG,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY B. THOMAS

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. 48 on the Plan of Jackson's Retreat, Section I, Phase I, as of record in Book 5200, page 286, Register's Office for said County.

SAID Lot No. 48 fronts 32.9 feet on the northerly margin of Jackson's Retreat Court and runs back 134.85 feet on the westerly line and 179.5 feet on the easterly line to a broken line in the rear measuring a total of 185.0 feet thereon.

BEING the same property conveyed to Wallace Steven Craig and wife, Lisa Kay Craig by deed from R. Lamar Swindoll and wife, Virginia A. Swindoll of record in Book 7925, page 631, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: Plan of record in Book 5200, 286, Register's Office for Davidson County, Tennessee and Restrictions contained in instrument of record in Book 5676, page 67, said Register's Office.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, of record in Book 7925, page 634, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH SOURCE ONE MORTGAGE SERVICES CORPORATION.

This is unimproved / improved X property, known as 108 Jackson's Retreat Court, Hermitage, Tennessee 37076
(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 hands this 9th day of September, 19 92

Wallace Steven Craig
WALLACE STEVEN CRAIG

Lisa K. Craig
LISA KAY CRAIG

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WALLACE STEVEN CRAIG and wife, LISA KAY CRAIG

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.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of September, 1992.

Commission Expires 7/23/94

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 _____

4513 3

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

SEP 11 12 34 PM '92

DAVIDSON COUNTY, TN

5918 09/11 0101 03CHECK 300.93

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	78850.68
			CON TX	291.93
			PRFEE	1.00
			WDEED	8.00
			TOTAL	300.93
			CHECK	300.93

09/11/92 01 12:34 0001 5918

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45 1:33

IDENTIFICATION REFERENCE

SEP 11 12 34 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 569578