STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $44,500.00.

Nathan J. Crutchfield III
Affiant

Box 44

This instrument prepared by:
George V. Crawford, Jr.
Gullett, Sanford, Robinson & Martin
P. O. Box 198888
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-8888

Subscribed and sworn to before me, this 7th day of January, 1993.

Wesley D. Turner
Notary Public

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission expires: 7/22/93

Address new owner as follows:	Send Tax Bills To:	Map-Parcel Number
Nathan J. Crutchfield, III and wife, Cathy D. Crutchfield	Real Estate Financing, Inc. P. O. Box 2489	072-06-343
1215 McGavock Pike	Montgomery, AL	15DZ 07565
Nashville, TN 37219	36102-2489	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRED ROWE AND WIFE, LEONA J. ROWE**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **NATHAN J. CRUTCHFIELD, III AND WIFE, CATHY D. CRUTCHFIELD**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 11th Civil District, formerly the old 18th Civil District of Davidson County, Tennessee, being Lot No. 43 on the Plan of Kenmore Subdivision, of record in Plat Book 332, pages 32 and 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fred Rowe and wife, Leona J. Rowe by deed from Michael W. Alley and wife, Marcia G. Alley, of record in Book 5952, page 592, Register's Office for said County.

This conveyance is subject to the following:

1993 State and County taxes, a lien not yet due and payable, prorated and assumed by Grantees. By acceptance of delivery of this deed, Grantees assume and agree to timely pay such taxes and agrees to indemnify and hold harmless Grantors of liability and loss from failure to pay such taxes.

This is improved property known as 1215 McGavock Pike, Nashville, TN 37216.

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 they do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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.

WITNESS our hands this 7th day of January, 1993.

Fred Rowe

Fred Rowe

Leona J. Rowe

Leona J. Rowe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRED ROWE** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of January, 1993.

Wesley D. Turner

Notary Public

My Commission Expires: 7/22/95

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LEONA J. ROWE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of January, 1993.

Wesley D. Turner

Notary Public

My Commission Expires: 7/22/95

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

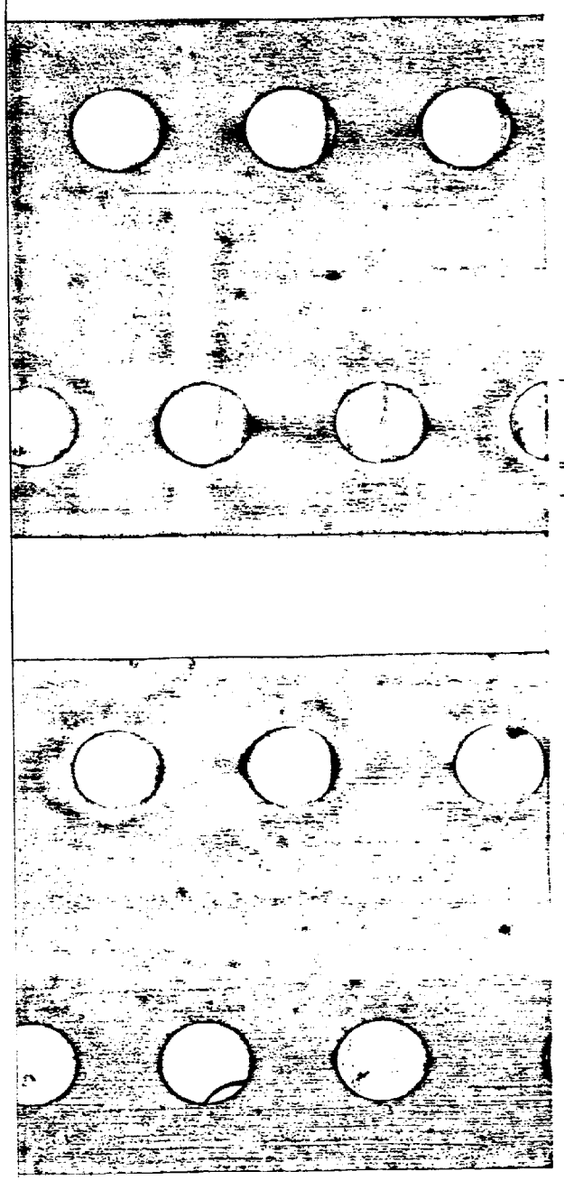
8098.6

IDENTIFICATION REFERENCE

JAN 8 10 47 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4041 01/08 0101 03CHECK 173.65



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8836 PAGE 152

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 44500.00
				CON TX 164.65
				PRFEE 1.00
				WDEED 8.00
				TOTAL 173.65
				CHECK 173.65
			01/08/93 01	10:45 0001 4041

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 0 9 8 6

IDENTIFICATION REFERENCE

JAN 8 10 47 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 608836