BOOK 8914 PAGE 662

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ ***100,000.00

Paul Cook
Affiant

Subscribed and sworn to before me this 24th day of March, 1993.

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
PAUL COOK 902 Boscobel Street Nashville, Tennessee 37206	SAME	MAP 82-16 PARCEL 346

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THOUSAND AND 00/100 ($***100,000.00) DOLLARS,

(a) of which TEN THOUSAND AND 00/100 ($10,000.00) DOLLARS ahs been paid in cash by the hereinafter named Grantee, the receipt of which the Grantors herein hereby acknowledge, and

(b) of which TWENTY FIVE THOUSAND NINE HUNDRED THIRTY SEVEN AND 67/100 ($25,937.67) DOLLARS, the Grantee has this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $43,450.00 payable to John Hall Duke and wife, Marie Baker Duke and secured by Deed of Trust of record in Book 6907, page 177, Register's Office for Davidson County, Tennessee.

(c) for the balance of SIXTY FOUR THOUSAND SIXTY TWO AND 33/100 ($64,062.33) DOLLARS, the Grantee herein has this day executed a Deed of Trust Note payable to Grantors with an interest rate of Eight (8.00%) percent payable on or before May 15, 1993.

We, **CHARLES CROUCH and JANICE CROUCH as Guardians for Chase C. Mangrum and Brittany E. Mangrum, Minor Heirs-at-Law of Steve and Kathy Mangrum,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PAUL COOK, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 14 on the Plan of W. W. Totten's Addition of record in Book 57, page 22, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Steve Mangrum and wife, Kathy Mangrum, by deed from John Hall Duke and wife, Marie Baker Duke, of record in Book 6907, page 174, Register's Office for Davidson County, Tennessee; the said Steve Mangrum having pre-deceased Kathy Mangrum and the said Kathy Mangrum having since died. An Order

appointing Charles Crouch and Janice Crouch as Guardians for Chase C. Mangrum and Brittany E. Mangrum, minor heirs-at-law of Steve and Kathy Mangrum, was issued by the Probate Court for Davidson County at Nashville, Case No. 99410, Minute Book 362, page 167, and Case No. 99412 in Minute Book 362, page 165.

This is improved property known as 902 Boscobel Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they 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 follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of W. W. Totten's Addition, of record in Book 57, page 22, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and binds themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 26th day of March, 1993.

GUARDIANS FOR CHASE E. MANGRUM AND BRITTANY E. MANGRUM, MINOR HEIRS-AT-LAW OF STEVE AND KATHY MANGRUM

Charles Crouch
CHARLES CROUCH

Janice Crouch
JANICE CROUCH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES AND JANICE CROUCH,* 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.

*as Guardians for Chase E. Mangrum and Brittany E. Mangrum

Witness my hand and official seal this 26th day of March, 1993.

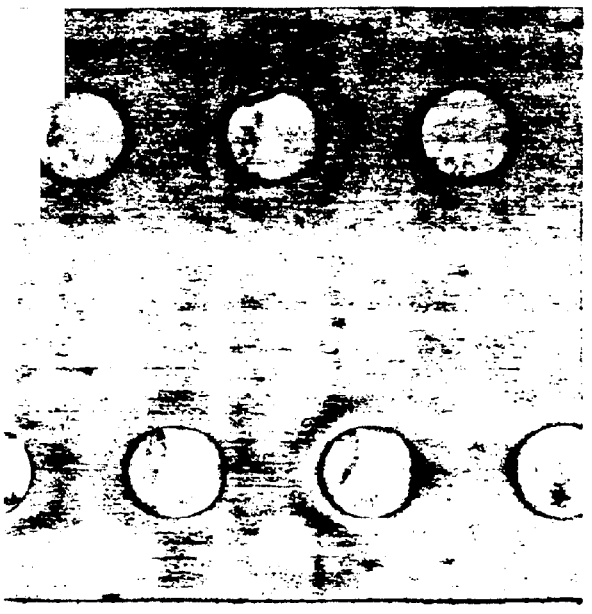
William A White
Notary Public

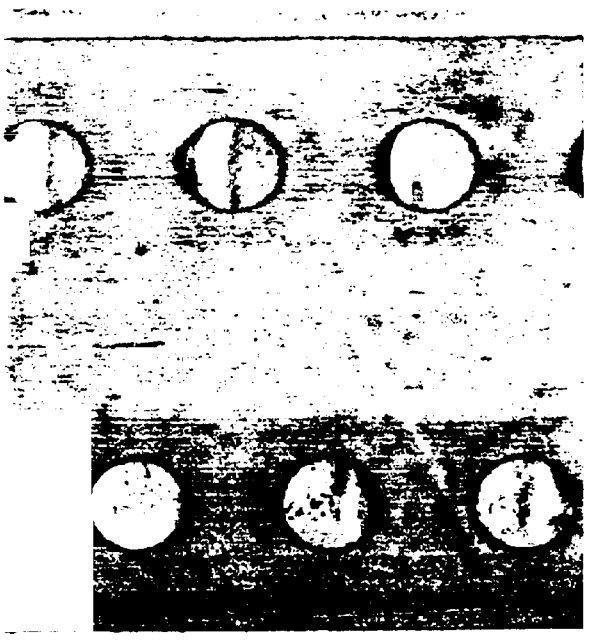
My Commission Expires:
23.94

4827 04/13 0101 03CHECK 379.00

IDENTIFICATION REFERENCE:
APR 13 8 26 AM '93
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

0 9 0 6 2





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8914 PAGE 664

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 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00

04/13/93 01 08:26 0001 4827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 9 0 6 2

IDENTIFICATION REFERENCE

APR 13 8 26 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 639595