59-B

WARRANTY DEED

BOOK 9623PG921

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,679.18

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: October 26, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SECURITY ESCROW & TITLE CO., 515 Enon Springs Road, Smyrna, Tennessee 37167

from information provided by the parties without the aid of a title examination

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary E. Lyke	NationsBanc Mortgage Corporation	165-13-0A
(NAME)	(NAME)	
621 North Stonegate Court	101 E. Main St., Suite 400	25
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Louisville, KY 40202	2D 78404
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Barry Lynn Crum and Jacqueline Suzanne Crum (now divorced and both unmarried)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary E. Lyke, unmarried

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:

BEING all of Lot No. 363 on the Plan of Peppertree Forest, P.U.D., as shown by plat and survey of record in Book 7900, Page 499, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Barry Lynn Crum and wife, Jacqueline Suzanne Crum, (now divorced and both unmarried) by deed from Allen Earps and wife, Betty Earps of record in Deed Book 9135, Page 591, Register's Office for said County.

The subject property is part of a planned unit development and is subject to Declaration of Covenants, restrictions and conditions as of record in Book 8757, Page 607, and by-laws of the Peppertree Forest Homeowners' Association as of record in Book 8757, Page 623, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made by Barry Lynn Crum and wife, Jacqueline Suzanne Crum (now divorced and both unmarried) to Community Mortgage Corporation, which deed of trust is recorded in the Register's Office of Davidson County, Tennessee, in Book 9135, Page 594, and note of even date thereby secured, in the original principal amount of $78,295.00, payable to L. Patrick Sandlin, Trustee for

CONTINUED

unimproved ( )
This is improved (X) property, known as 621 North Stonegate Court, Antioch, Tennessee 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 16th day of March 19 95

Barry Lynn Crum
Barry Lynn Crum

Jacqueline Suzanne Crum
Jacqueline Suzanne Crum

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barry Lynn Crum and Jacqueline Suzanne Crum (now divorced and both unmarried)

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 Smyrna, Tennessee, this 16th day of March, 19 95.

Commission expires October 26, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Community Mortgage Corporation, said note since assigned to NationsBanc Mortgage Corporation of record in Book 9442, Page 256, Register's Office for said county. And for the same consideration, Grantees hereby assume the obligations of Barry Lynn Crum and wife, Jacqueline Suzanne Crum, (now divorced and both unmarried), under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of Chapter 37, Title 38 of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property.

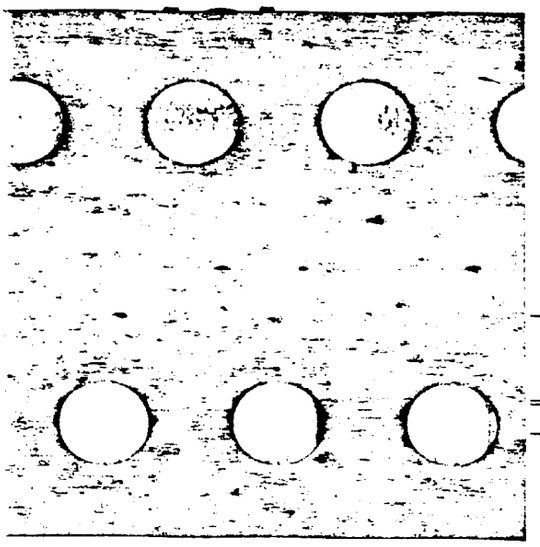
The escrow accounts in connection with said loan are hereby transferred to these Grantees.

43863
IDENTIF. & REFERENCE
95 MAR 21 AM 11:51
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
2390 03/21 0101 03CHECK 296.79

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

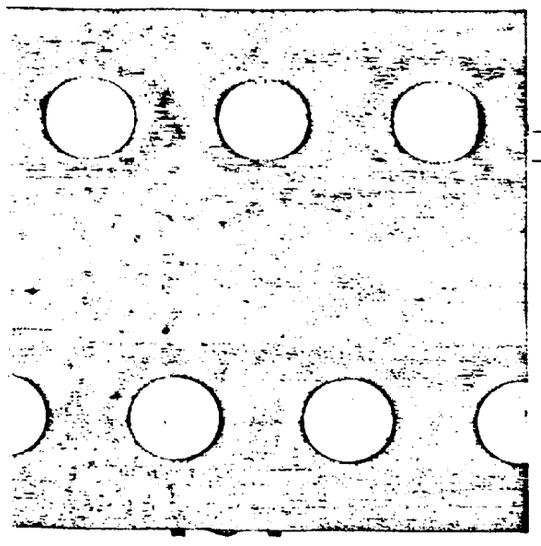
BOOK 9623 PG 924

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 76679.18
CON TX 283.79
PRFEE 1.00
WDEED 12.00
TOTAL 296.79
CHECK 296.79

03/21/95 01 11:52 0001 2390



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43863
IDENTIF. ↑ REFERENCE

95 MAR 21 AM 11:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 891964