BOOK 9825 PG 818

Ex 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF October 1995

Notary Public

MY COMMISSION EXPIRES: October 10, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory C. Crane	Source One Mortgage Services Corporation	150-2
(NAME) 802 Lake Terrace Drive	(NAME) 27555 Farmington Road	391
(ADDRESS) Antioch, TN 37013	(ADDRESS) Farmington Hills, MI 48334-3357	2DX3299
(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, Richard C. Friley and wife Sharon Friley and Charles I. Story and wife Deborah Story

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory C. Crane and wife, Lana L. Crane

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. 40-B, Zone Lot Division Lots, 16, 17, 25, 26, 27, 28, 29, 30, 31, 32, 33, 37, 38, 39, 40, 41, 42, 43, 44, and 45 on the Plan of Harbor Gate Section One of record in Plat Book 6250, Page 638, amending Plate Book 5200, Page 712, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Richard C. Friley and Charles I. Story by deed of record in Book 7855, Page 10, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Richard C. Friley and wife, Sharon Friley and Charles I. Story by Deborah Story as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9825, Page 816, and Book 9825, Page 817, in the Register's Office for Davidson County, Tennessee.

Sharon Friley and Deborah Story joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ( )
This is improved (XX) property, known as 802 Lake Terrace Drive, 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 hands this 4th day of October 1995

Richard C. Friley
By: Richard C. Friley by D.S.
Deborah Story, Attorney-in-fact

Charles I. Story
By: Charles I. Story by D.S.
Deborah Story, Attorney-in-fact

Sharon Friley
By: Sharon Friley by D.S.
Deborah Story, Attorney-in-Fact

Deborah Story

DCTN01WC

BOOK 9825 PG 819

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 Deborah Story

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 4th day of October 19 95

Commission expires October 9, 1995

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this October 4, 1995 before me personally appeared Deborah Story, the person who executed the foregoing instrument on behalf of Richard C. Friley and wife, Sharon Friley and Charles I. Story, and acknowledged that she executed the same as the free act and deed of the said Richard C. Friley and wife, Sharon Friley and Charles I. Story, through Power of Attorney granted her by the said Richard C. Friley and wife, Sharon Friley and Charles I. Story.

Notary Public

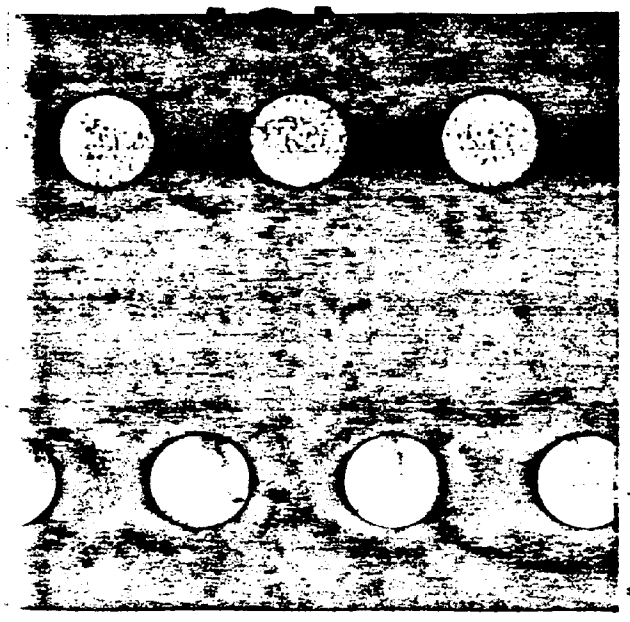
Commission Expires: 10-9-95

95 OCT 12 AM 9:57
PELIX Z. NELSON III REGISTER
DAVIDSON COUNTY, TN.

5988 10/12 0101 03CHECK 225.45

01114 74

DCTN01WC



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

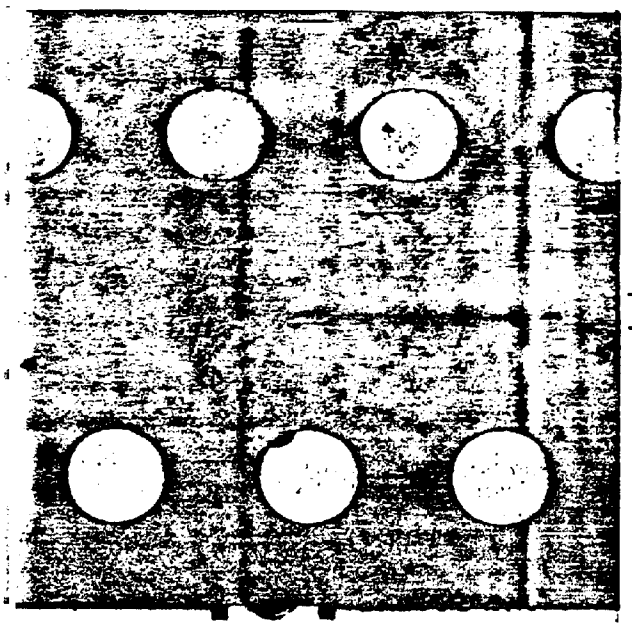
RECEIVED OF _____

FOR _____

BOOK 9825 PG 820

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	58500.00
CON TX	216.45
PRFEE	1.00
WDEED	8.00
TOTAL	225.45
CHECK	225.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/12/95 01 09:59 0001 5988

01111474
IDENTIF. # REFERENCE

95 OCT 12 AM 9:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 964743