WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 68000.00

Affiant

Sworn to and subscribed before me this 12th day of December, 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Melissa F. McCrary	First Union Mortgage Corp.	Map 84-14
203 Amherst Drive	150 Fayetteville Street Mall	Par. 222
Nashville, Tn 37214	Raleigh, NC 27626-0544	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, David A. Crocker and wife, Karen N. Crocker, hereinafter called Grantors, have bargained and sold, and by these presents does transfer and convey unto Melissa F. McCrary, unmarried, hereinafter called Grantee, her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 112A on the Plan of the resubdivision of Lot No. 112 Walnut Grove Subdivision of record in Book 5060, page 168, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to David A. Crocker and wife, Karen N. Crocker, by deed from Frank M. Jennings, Jr., unmarried, of record in Book 7666, page 39, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 203 Amherst Drive, Nashville, TN 37214.
>
> This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 my hand this 13th day of December, 1995. BOOK 9887 PG 817

DAVID A. CROCKER

KAREN N. CROCKER

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, David A. Crocker and wife, Karen N. Crocker, 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 this 13th day of December, 1995.

NOTARY PUBLIC

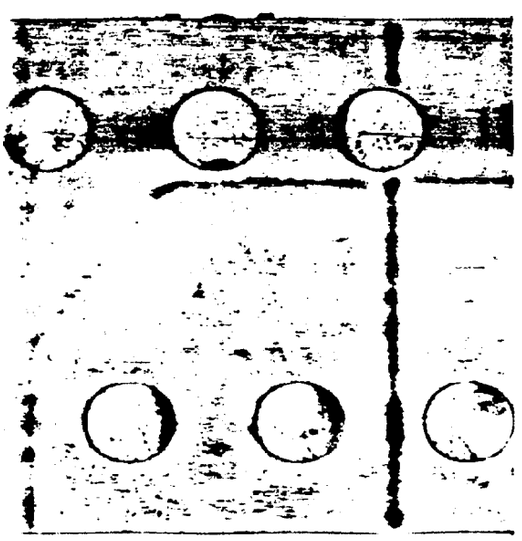
My Commission Expires: 9-26-97

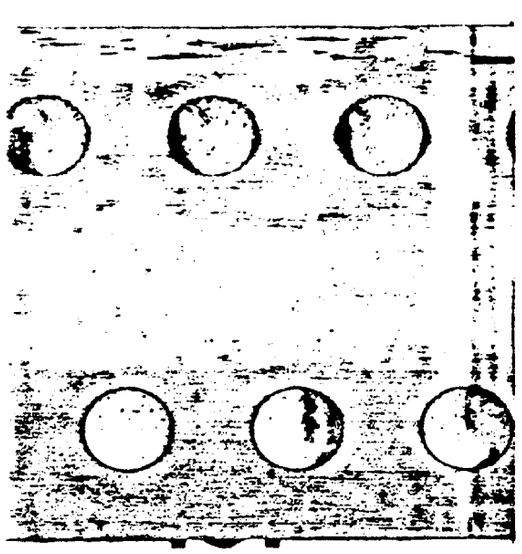
0131766
IDENTIF. # REFERENCE

95 DEC 14 AM 8:33
FELIX Z. McGUIRE REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

7967 12/14 0101 03CHECK 260.60





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9887 PG 818

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 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
TOTAL 260.60
CHECK 260.60

12/14/95 01 08:33 0001 7967

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0131766
IDENTIF. # REFERENCE

95 DEC 14 AM 8:3[illegible]
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 986427