14-A
10729-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00

Affiant

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen D. Crissinger (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	131-7-90.00
1310 Lone Oak Circle (ADDRESS)	P.O. Box 35140 (ADDRESS)	16DA-29020
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (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, James E. Withers, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen D. Crissinger

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, TN, BEING Lot No. 27 on the Plan of Lone Oak Heights, of record in Book 1424, page 2* Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

* amended in Book 1710, page 323

Being the same property conveyed to James E. Withers, unmarried, by deed from Phoebe Douglass Love, unmarried, of record in Book 9719, Page 960, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 1424, page 2; restrictions of record in Book 1488, page 131 and Book 1710, page 323; all of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
this is improved (X) property, known as 1310 Lone Oak Circle, Nashville, TN 37215
(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 my hand this 14th day of February 19 96

James E. Withers

James E. Withers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Withers, unmarried

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 14th day of February, 19 96.

Commission expires 3-27-99

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires March 27, 1999

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

WARRANTY DEED

FROM

James E. Withers

TO

Karen D. Crissinger

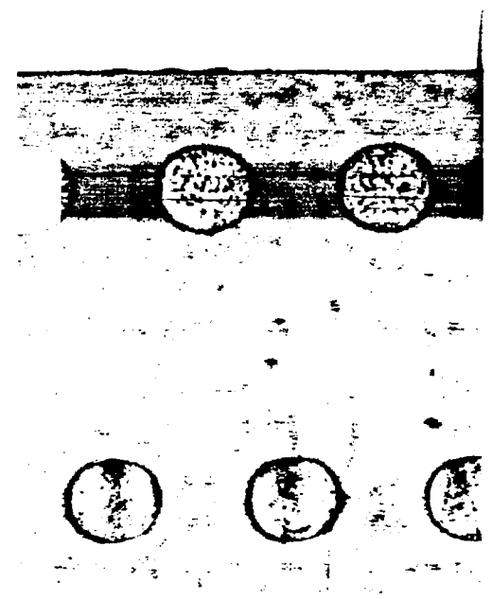
RETURN TO:

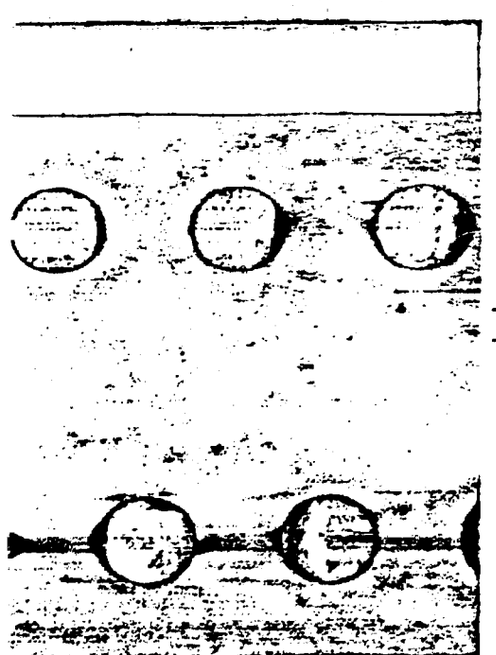
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

IDENTIFICATION REFERENCE

96 FEB 16 AM 8:24
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

3592 02/16 0101 03CHECK
915.5





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9949 PG 649

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	
				245000.00
			CON TX	906.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	915.50
			CHECK	915.50
02/16/96	01		08:26 0001	8592

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0150952
IDENTIF. & REFERENCE

95 FEB 16 AM 8:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1006776