WARRANTY DEED

BOOK 9974 PG 20

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 122,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF February 1996
Notary Public
MY COMMISSION EXPIRES: April 25, 1998
(AFFIX SEAL)

NOTARY PUBLIC LARUE CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Crotinger (NAME)	Franklin American Mortgage (NAME)	MAP 136
548 Bluewater Drive (ADDRESS)	214 Overlook Court, # 150 (ADDRESS)	GROUP 14
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	PARCEL 141

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, Brance Beaty, Johnny L. Beaty and wife, Norma S. Beaty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Crotinger and wife, Helen E. Crotinger

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. 120 on the Revised Plan of Castlegate, Section 2-a, of record in Plat Book 5200, Page 10, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Brance Beaty, Johnny L. Beaty and Norma S. Beaty by deed from Federal National Mortgage Association, a corporation organized under and existing pursuant to the laws of the United States, of record in Book 8246, Page 62, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictive covenants of record in Book 4649, Page 295, said Register's Office.

This conveyance is subject to setback lines and recorded easements of record in Book 5200, Page 10, said Register's Office.

This is unimproved ( ) improved (X) property, known as 548 Bluewater Drive, Nashville, Tennessee 37217
(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 29th day of February, 19 96

Brance Beaty

Norma S. Beaty

Johnny L. Beaty

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brance Beaty, Johnny L. Beaty and wife, Norma S. Beaty

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 Mt. Juliet, Tennessee, this 29th day of February, 19 98.

Commission expires April 25, 1998

Notary Public

LOUISE M. TYNES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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 .

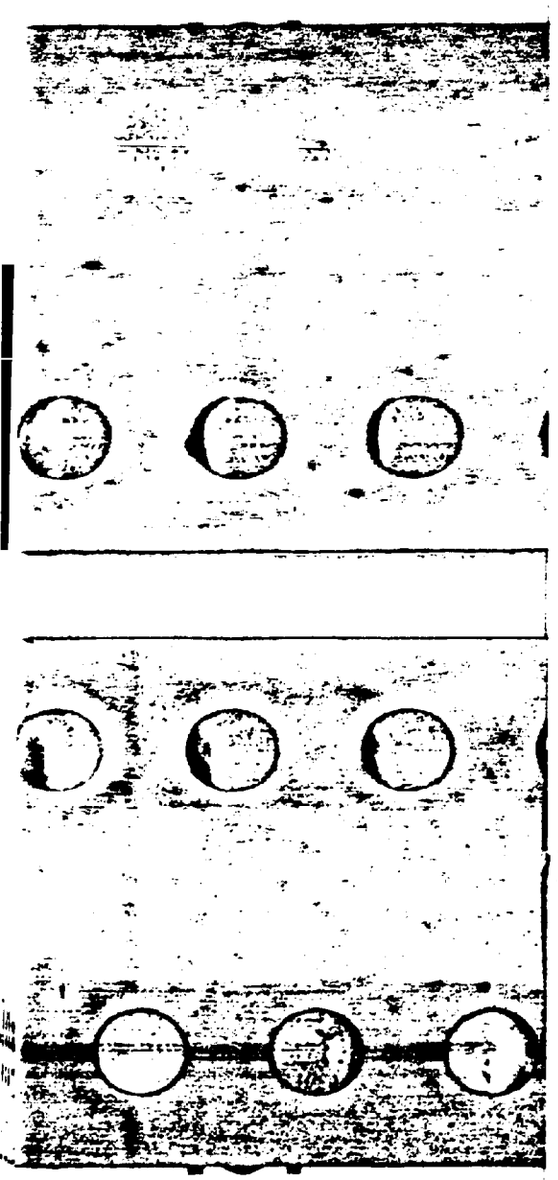
My commission expires

Notary Public

6538 03/08 0101 03CHECK 463.73

0158419
IDENTIF. ← REFERENCE

96 MAR -8 PM 1:57
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9974 PG 22

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

DAMT	122900.00
DDN TX	454.73
PRFEE	1.00
WDEED	8.00
TOTAL	463.73
CHECK	463.73

03/08/96 01 14:01 0001 6588

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0158419
IDENTIF. ↑ REFERENCE

96 MAR -8 PM 1:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1014684