56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

BOOK 9983 PG 492

THIS INDENTURE, made and entered as of the 6th day of March, 1996 by and between

NATIONS CREDIT CORPORATION , a TENNESSEE corporation,

hereinafter referred to as Grantor, and

VERONICA COOLEY, UNMARRIED, and DILLARD BOYD, UNMARRIED ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF CRUTCHER SUBDIVISION OF A PART OF THE LUCY H. LINDSLEY PROPERTY, AS OF RECORD IN BOOK 161, PAGE 129, REGISTER'S OFFICE FOR SAID COUNTY, SAID LOT NO. 7, FRONTS 50 FEET ON THE EASTERLY SIDE OF MERIDIAN STREET, FORMERLY AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO NATIONS CREDIT CORPORATION BY DEED FROM JAMES A. CRISUP, SUBSTITUTE TRUSTEE OF RECORD IN BOOK 9724 PAGE 281 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,
and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

NATIONS CREDIT CORPORATION

0161557
IDENTIF. ↑ REFERENCE

96 MAR 19 PM 1:46
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

CORPORATE

STATE OF)
COUNTY OF)

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Dwight Brady with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Sr. V.P. of the NATIONS CREDIT CORPORATION, the within named bargainor, a corporation, and that he/she as such Sr. V.P., executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as _____.

Witness my hand, at office, in _____, this 11 day of March, 19 98.

Lorie Lawley
Notary Public

Commission Expiration: 3-18-98

BOOK 9983 PG 493

STATE OF
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $32,858.34, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of March, 1998.

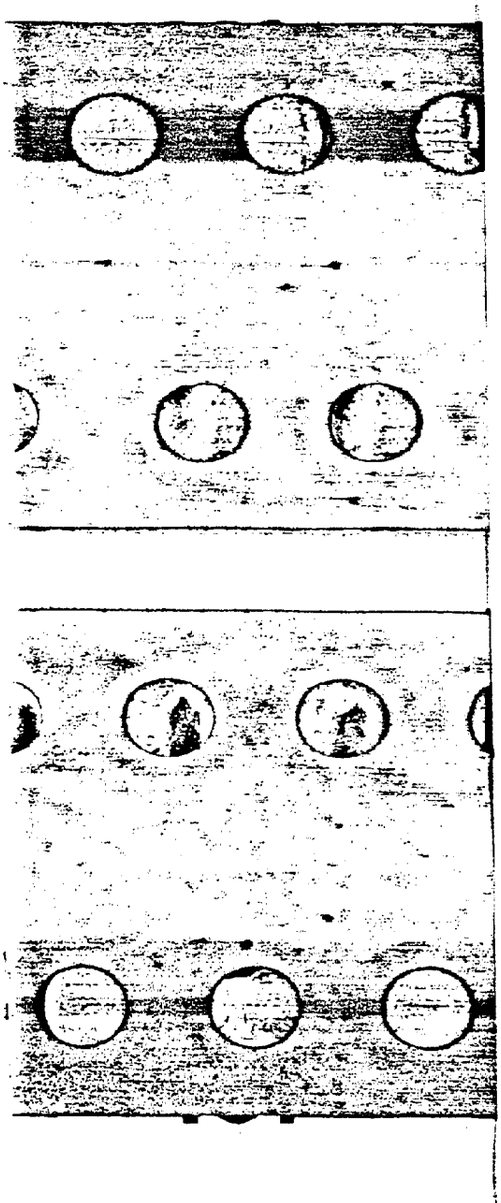
Notary Public

Commission Expiration: 7/25/98

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2223 CRESCENDOR RD., NASHVILLE, TN. 37215	VERONICA COOLEY DILLARD BOYD 1213 MERIDIAN STREET NASHVILLE, TN 37207	1213 MERIDIAN STREET NASHVILLE, TN 37207 MAP PARCEL NUMBER 71-15-337/20W19770

0008 03/19 0101 03CHECK 130.73

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 9983 PG 494

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 32888.34
CON TX 121.73
PRFEE 1.00
WDEED 8.00
TOTAL 130.73
CHECK 130.73

03/19/96 01 13:51 0001 0008

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0161557
IDENTIF. ↑ REFERENCE

96 MAR 19 PM 1:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018059