WARRANTY DEED

BOOK 10062 PAGE 351

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 40,593.83
Bobby Crowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 19 96

Aaron Adams
Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
AARON ADAMS
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BOBBY C. CROWELL (NAME)	MAGNA MORTGAGE (NAME)	MAP 86-01
6021 PANAMA DRIVE (ADDRESS)	P.O. BOX 88004 (ADDRESS)	PARCEL 35
HERMITAGE, TN 37076 (CITY) (STATE) (ZIP)	HATTIESBURG, MS 39404-8004 (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, CATHERINE ALLEEN CROWELL, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BOBBY C. CROWELL, UNMARRIED

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:

Being Lot No. 149 on the Plan of Dodson Heights, as of record in Book 2900, page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 149 fronts 65 feet on the northerly side of Panama Drive and extends back 141 feet on the westerly line and 142 feet on the easterly line to a dead line, measuring 65 feet thereon.

Being the same property conveyed to Bobby Cox Crowell and wife, Catherine A. Crowell by deed of record in Book 5868, page 440, Register's Office for Davidson County, Tennessee; the said Bobby Cox Crowell and Catherine A. Crowell having since divorced, property then vested in Catherine Alleen Crowell pursuant to Final Decree of Divorce filed on May 19, 1994 in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 94D-1902.

Grantee, Bobby Cox Crowell, hereby agrees to assume the unpaid balance of a note secured by a Deed of Trust of record in Book 4757, page 74, Register's Office for Davidson County, Tennessee; which he agrees to pay and further, specifically agrees to hold Grantor harmless from same.

0185620

IDENTIF. ↑ REFERENCE

96 MAY 28 AM 11:15
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV

This is unimproved ( ) property, known as 6021 PANAMA DRIVE, HERMITAGE, TN 37076
This is improved (X) (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~~ our hand S this 23rd day of May 19 96

Catherine Alleen Crowell
CATHERINE ALLEEN CROWELL

Bobby Crowell
BOBBY C. CROWELL

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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 CATHERINE ALLEEN CROWELL, UNMARRIED AND BOBBY C. CROWELL

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/~~she~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 23rd day of May, 19 96.

Commission expires January 24, 1998

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____.

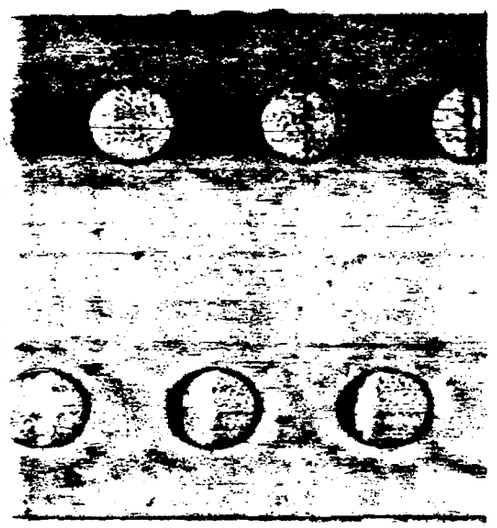
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

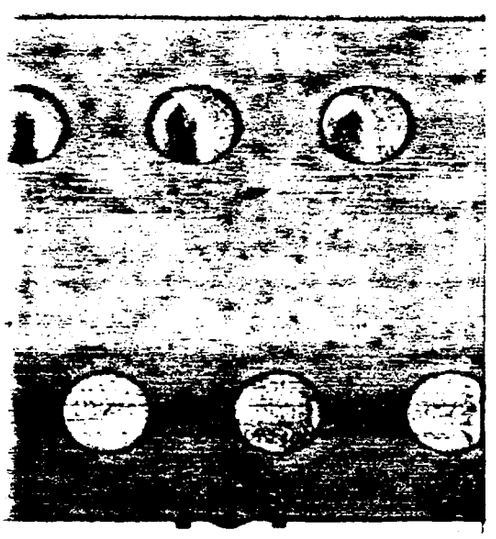
My commission expires _____

Notary Public

5815 05/28 0101 03CHECK

159-20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 40593.83
				CON TX 150.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 159.20
				CHECK 159.20
			05/28/96 01	11:18 0001 5815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185620 IDENTIF. ↑ REFERENCE

96 MAY 28 AM 11: 15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043735