THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BK/10095/PG995

OUR FILE NUMBER: 5456

MAP/GROUP/PARCEL
042-12-0/087.00

NEW OWNER'S NAME AND ADDRESS:
Royce A. and Rosa W. Crawford
1500 Hermitage View Blvd.
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
Century Mortgage Corp.
Two International Drive, Suite 507
Nashville, Tennessee 37217

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Alan G. Klingaman and wife, Tamera J. Klingaman, hereinafter called Grantors, do hereby transfer and convey unto Royce A. Crawford and wife, Rosa W. Crawford, their heirs and assigns, hereinafter called Grantees, property described as follows:

Land in Davidson County, Tennessee,

BEING Lot No. 1 on the Plan of Heritage View Subdivision of record in Plat Book 6900, Page 772, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to grantors herein by deed of record in Book 9144, Page 914, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Alan G. Klingaman

Alan G. Klingaman

Tamera J. Klingaman

0195800
IDENTIF. & REFERENCE

96 JUN 24 AM 10:48

REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Alan G. Klingaman and wife, Tamera J. Klingaman, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 14th day of June, 1996.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/3/98
STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $73,500.00.

AFFIANT

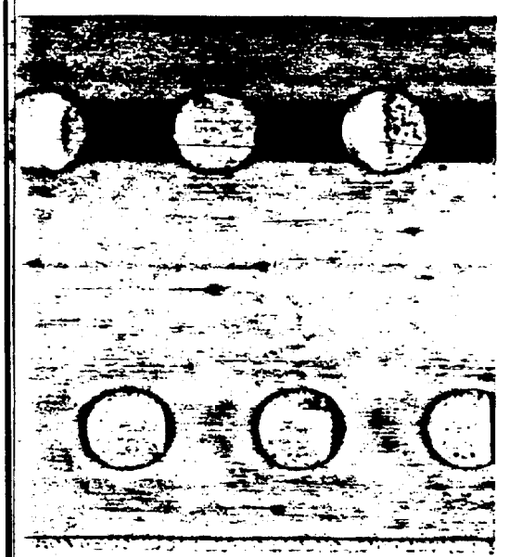
Sworn to and subscribed before me, this the 14th day of June, 1996.

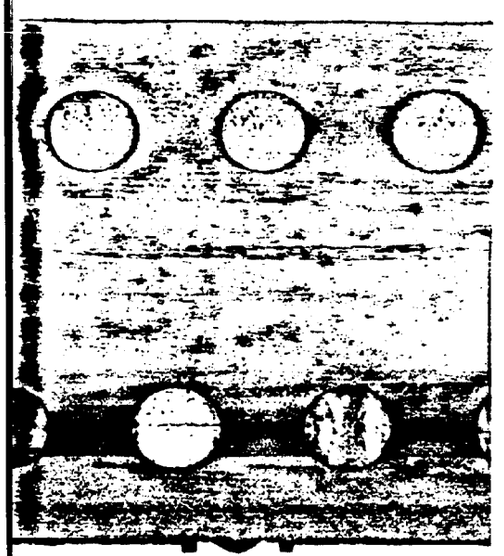
NOTARY PUBLIC

My Commission Expires:
2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE EXP. 2-3-98

5801 06/24 01:01 03CHECK 303.15





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

RECEIVED OF _____

FOR _____

BOOK 10095 PG 997

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	79500.00
CON TX	294.15
PRFEE	1.00
WDEED	8.00
TOTAL	303.15
CHECK	303.15

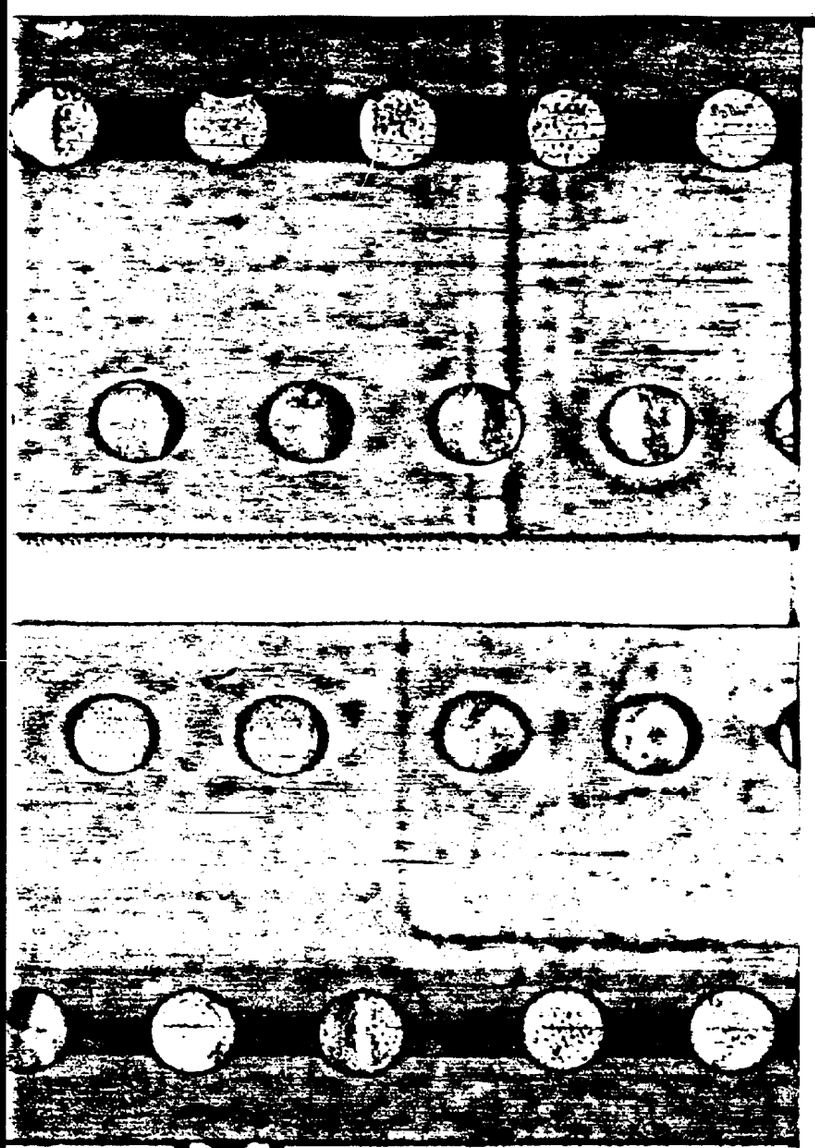
06/24/96 01 10:52 0001 6801

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195800
IDENTIF. ↑ REFERENCE

96 JUN 24 AM 10:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1054583

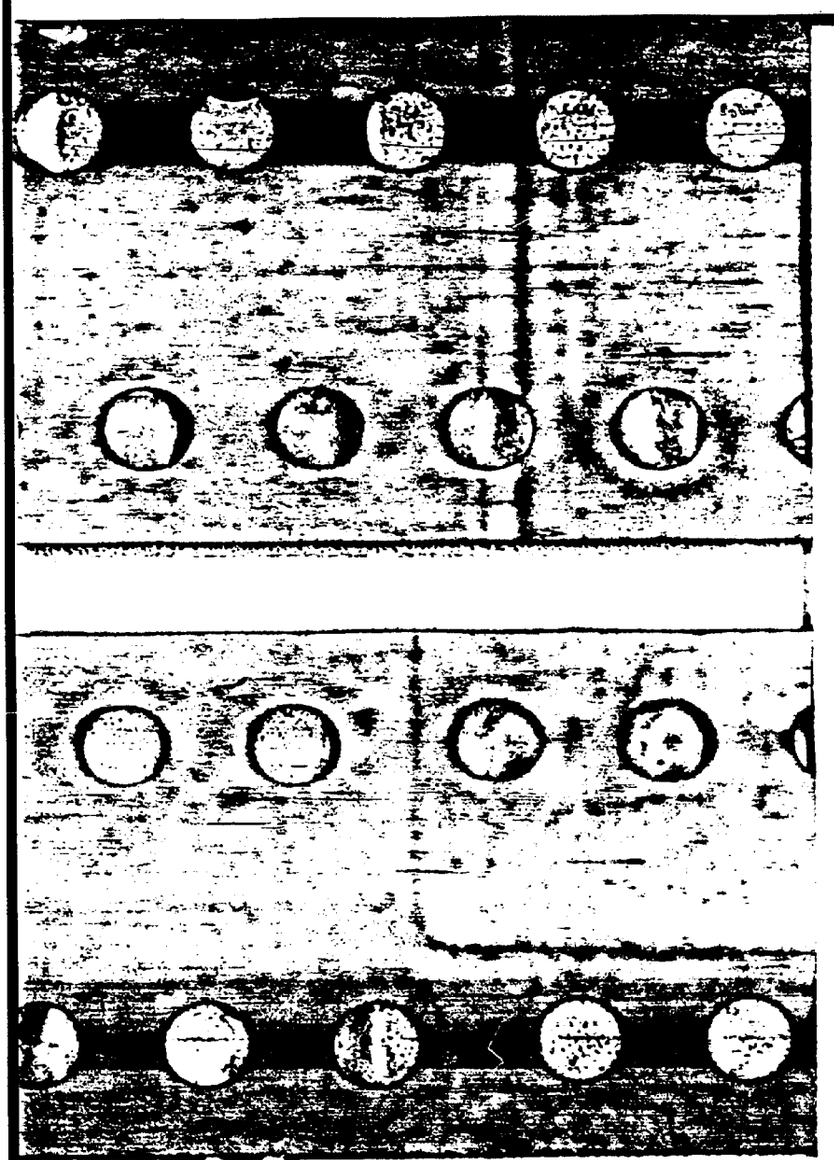


VOID

BOOK 10095 PG 998

BOOK 10095 PG 999

6-24-96



VDT 10

BOOK 10095 PG 998

BOOK 10095 PG 999

6-24-96