BOOK 10116 PG 569

WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov 20, 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spence J. Talley (NAME)	First Republic Mortgage (NAME)	MAP 063-04-0
104 Mt. Vernon Drive (ADDRESS)	3310 West End Avenue, Suite 480 (ADDRESS)	PARCEL 57
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Larry L. Cravens and wife, Helen Sue Cravens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Spence J. Talley, 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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Lakewood Heights Subdivision, as of record in Book 3842, page 25, Register's Office for said County.

Said Lot No. 15 fronts 98 feet on the westerly margin of Mount Vernon Drive and runs back between lines measuring 242.5 feet on the northerly line and 239.6 feet on the southerly line to a line in the rear measuring 98 feet thereon.

Being the same property conveyed to Larry L. Cravens and wife, Betty J. Cravens by deed from James Douglas Wattenbarger and Georgia Lane Wattenbarger of record in Book 6021, page 597, Register's Office, Davidson County, Tennessee. The said Betty J. Cravens now being deceased leaving the said Larry L. Cravens as surviving tenant by the entirety.

Subject to restrictions of record in Book 3966, page 639, amended in Book 4237, page 202, said Register's Office.

Helen Sue Cravens herein joins to convey any and all right and interest she may have; especially her marital rights.

3321 07/10 0101 03CHECK 471.50

unimproved ( )
This is improved (X) property, known as 104 Mt. Vernon Drive, Old Hickory, TN 37138
(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 our hand s this 8th day of July 19 96

Larry L. Cravens

Larry L. Cravens

Helen Sue Cravens

Helen Sue Cravens

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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 Larry L. Cravens and wife, Helen Sue Cravens

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of June, 19 96.

Commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Nov. 20, 1996

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 _____

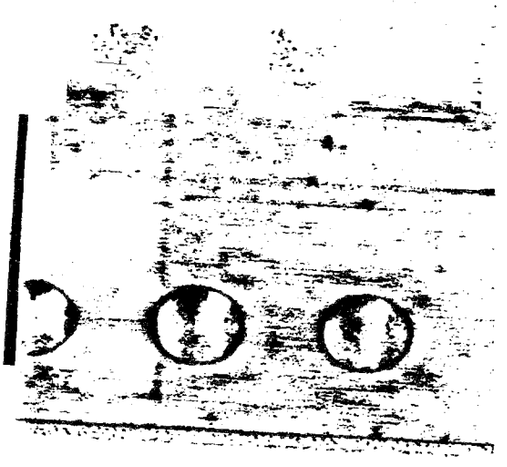
_____
Notary Public

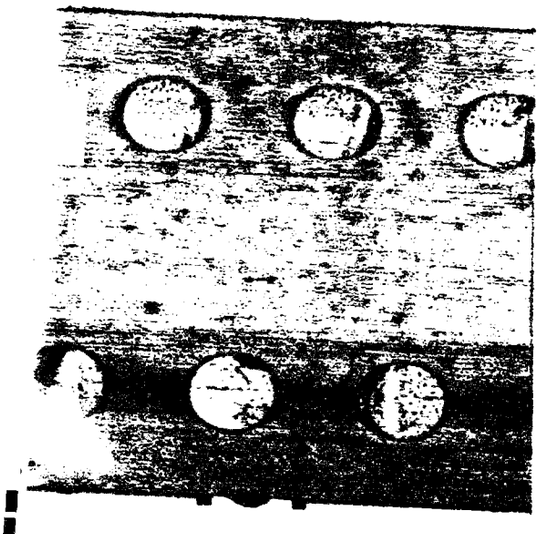
0202037

IDENTIFICATION REFERENCE

96 JUN 10 PM 12:39

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





RECEIVED OF _____

FOR _____

BOOK 10116 PG 571

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
				125000.00
				CON TX 462.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 471.50
				CHECK 471.50
			07/10/96 01	12:51 0001 3521

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0202037
IDENTIF. # REFERENCE

96 JUL 10 PM 12:39

No. 1061223