BOOK 10132 PG 178

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 7/21/96

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James D. Barbee (NAME)	Southeastern Mortgage of Tennessee, Inc. (NAME)	061-06-0-072.00
4023 Hutson Avenue (STREET ADDRESS OR ROUTE NUMBER)	565 Marriott Drive, Ste. 250 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Jeffrey B. Crocker and wife, Lisa J. Crocker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Barbee and wife, Lori L. Barbee

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. 3, on the plan of the Resubdivision of Lots 198, 199, 200, and 201, Maplewood Heights, 2nd Addition, as shown on plat of record in Plat Book 3500, Page 12, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Jeffrey B. Crocker and wife, Lisa J. Crocker, by Deed of Record in Book 9457, page 434, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

Subject to any and all plats, easements, restrictions, and other matters of record.

96 JUL 25 PM 12:28
PEGGY ZIEGLER, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
MAIL ENV.

0207185

unimproved (XX)
This is improved ( ) property, known as 4023 Hutson Avenue Nashville, TN 37216
(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. 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 our hand(s) this 23rd day of July, 19 96

Jeffrey B. Crocker

Lisa J. Crocker

STATE OF TENNESSEE
COUNTY OF Sumner

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Jeffrey B. Crocker and wife, Lisa J. Crocker~~

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 ~~Gallatin~~, Tennessee, this ~~23rd~~ day of ~~July~~, 19~~96~~.

Commission expires (illegible)

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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_____.

Commission expires _____

Notary Public

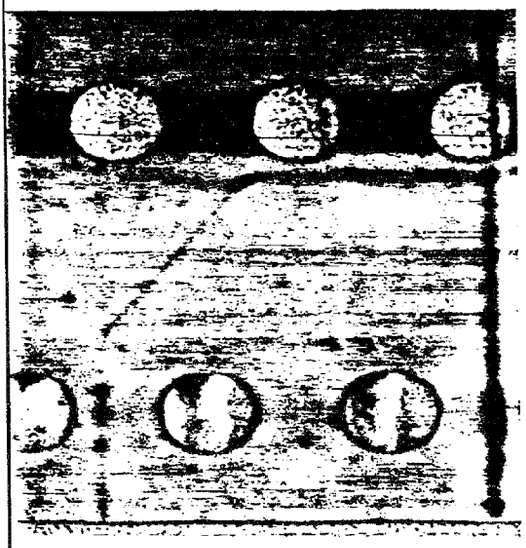
WARRANTY DEED

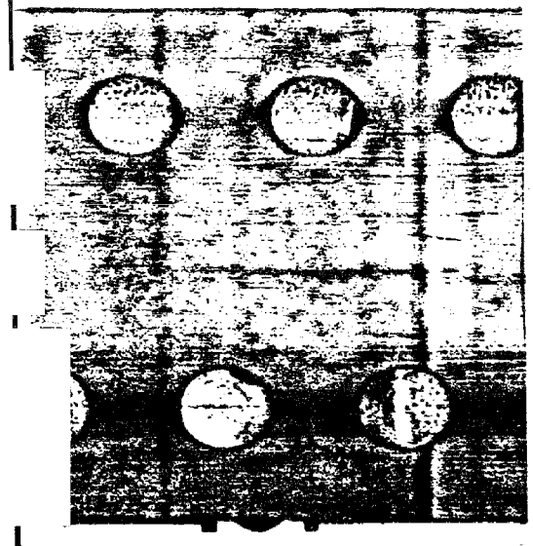
FROM

TO

Furnished by:

91122 07/25 0101 03CHECK 292-0





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

RECEIVED OF _____

FOR _____

BOOK 10132 PG 180

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 76500.00
CON TX 283.05
PRFEE 1.00
WDEED 8.00
TOTAL 292.05
CHECK 292.05

07/25/96 01 12:32 0001 9122

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0207185
IDENTIF. & REFERENCE

96 JUL 25 PM 12:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1066739