0209840

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 38054
Dav. Co. File: Box 8

96 AUG -1 PM 1:53

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 10141 PG 478

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brian C. Crabtree Debra J. Crabtree 2307 Selma Avenue Nashville, TN 37214	Flagstar Bank, FSB 2550 Telegraph Road, Suite 200 Bloomfield Hills, MI 48302

TAX MAP-PARCEL NUMBERS: 84-15-21 03DZ 44350

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Betty Lynn Barnes, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian C. Crabtree and spouse, Debra J. Crabtree,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 83 on the plan of Castlewood Estates Section II of record in Book 2331, page 91, Register's Office for said County.

SAID Lot No. 83 fronts 100.0 feet on the southerly margin of Selma Ave. and extends back 247.7 feet on the easterly line and 231.1 feet on the westerly line to a broken line in the rear, measuring 99.1 feet thereon.

BEING the same property conveyed to Harry Leo Sullivan and wife, Betty Lynn Barnes, as tenants by the entirety by deed from James M. Moore and wife, Connie B. Moore of record in Book 7398, page 943, Register's Office for said County. Harry Leo Sullivan and Betty Lynn Barnes have since divorced, by final decree of the Fourth Circuit Court fir Davidson County, Tennessee Doc. #95D-285. Harry Leo Sullivan subsequently conveyed all his interest in subject property to Betty Lynn Barnes by Quitclaim Deed of record in Book 9850, page 466, said Register's Office.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 2307 Selma Avenue, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 1996.

Betty Lynn Barnes

Betty Lynn Barnes

State of Tennessee
County of Davidson

On this 31st day of July, 1996, before me the undersigned authority, personally appeared **Betty Lynn Barnes**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 135000.00

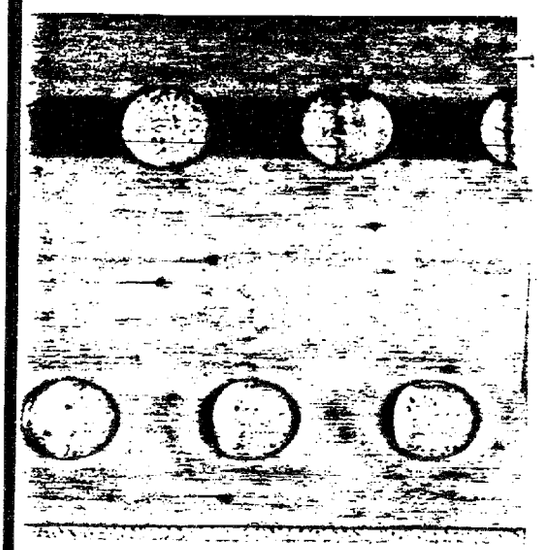
Affiant

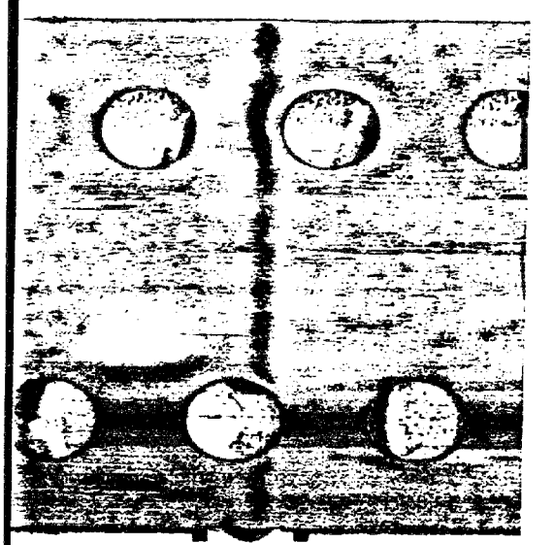
Sworn and subscribed before me on the 31st day of July, 1996.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

1975 08/01 0101 03CHECK 508.





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

RECEIVED OF _____

FOR _____

BOOK 10141 PG 480

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 135000.00
				CON TX 499.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 508.50
				CHECK 508.50
08/01/96	01			13:56 0001 1975

0209840 IDENTIF. ↑ REFERENCE

96 AUG -1 PM 1:53

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1069558