WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 20, 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10216 PG 428
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,300.00

Shana L. Crotzer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September 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
Shana L. Crotzer (NAME)	Guaranty Trust Company (NAME)	MAP 044-15-0
1107 Berry Street (ADDRESS)	P. O. Box 1218 (ADDRESS)	PARCEL 250.00
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (CITY) (STATE) (ZIP)	FB# 4D 40715

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, Jimmy Howard Jenkins, Robert Mason Nabors, L. B. Washington Nabors, Willie Gene Nabors and Virginia Earline Flowers, Heirs at Law of Gladys Louise Jenkins HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shana L. Crotzer, a single person

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. 96, Section C, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, page 66, in Register's Office for Davidson County, Tennessee, fronting 54.9 feet on Berry Street, containing 0.08 acres, more or less.

Subject to and/or reserving one (1) permanent easement 11.5 feet wide, more or less, for utilities, together with all rights in connecting with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Theodore R. Jenkins and Louise S. Jenkins, his wife, also known as Gladys Louise Jenkins, by deed of record in Book 1916, page 018, Register's Office, Davidson County, Tennessee. The said Theodore R. Jenkins having predeceased his wife Lousie S. Jenkins who has since died leaving as her only heirs at law, her five children, Jimmy Howard Jenkins, Robert Mason Nabors, L. B. Washington Nabors, Willie Gene Nabors, Virginia Earline Flowers.

Virginia Earline Flowers, Virginia E. Flowers and Virginia Flowers being one and the same persons.

Willie Gene Nabors and Willie G. Nabors being one and the same persons.

unimproved ( )
This is improved (X) property, known as 1107 Berry Street, Old Hickory, Tennessee 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 ~~my~~ our hand this 26th day of September 19 96

Jimmy Howard Jenkins — Robert Mason Nabors — L. B. Washington Nabors by: Robert M. Nabors atty in fact
Jimmy Howard Jenkins — Robert Mason Nabors — Robert M. Nabors, Attorney in Fact

Willie Gene Nabors — Virginia Earline Flowers
Willie Gene Nabors by: Robert M. Nabors atty in fact — Virginia Earline Flowers by: Robert M. Nabors atty-in-fact
Robert M. Nabors, Atty. in Fact — Robert M. Nabors, Atty. in Fact

BOOK 10216 PG 429

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 Jimmy Howard Jenkins and Robert Mason Jenkins

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 26th day of September, 19 96.

Commission expires _____

_____
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

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 Robert M. Nabors with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of L. B. Washington Nabors, Willie Gene Nabors and Virginia Earline Flowers as their Attorney in Fact as the free act and deed of the within named L. B. Washington Nabors, Willie Gene Nabors and Virginia Earline Flowers.

Witness my hand and official seal at Goodlettsville, Tennessee, September 26, 1996.

_____
Notary Public

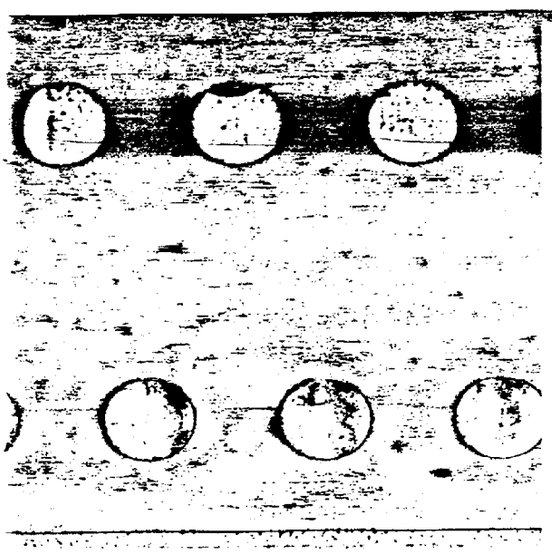
96 OCT -4 PM 2:20
FELIA A. WILSON REGISTER
DAVIDSON COUNTY, TN.

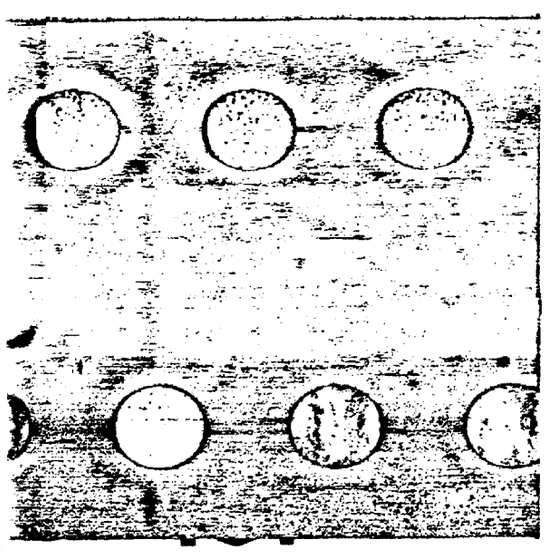
IDENTIF. & REFERENCE

02331.30

5342 10/04 0101 03CHECK

150-71





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

RECEIVED OF _____

FOR _____

BOOK 10216 PG 430

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 38300.00
				CON TX 141.71
				PRFEE 1.00
				WDEED 8.00
				TOTAL 150.71
				CHECK 150.71
			10/04/96 01	14:23 0001 6842

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0233130
IDENTIF. ↑ REFERENCE

96 OCT -4 PM 2:20
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1073915

No. [redacted]