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

OUR FILE NUMBER: R-5856

BOOK 10276 PG 981

MAP/GROUP/PARCEL
061-07-0/029.00

NEW OWNER'S NAME AND ADDRESS:
Rodney Lee Crowell
903 Broadmoor Drive
Nashville, Tennessee 37216

SEND TAX BILLS TO:
GMAC Mortgage Corporation
100 Witmer Road
Hersham, PA 19044-0963

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Edward S. Grimes and wife, Dorothy Grimes, hereinafter called Grantors, do hereby transfer and convey unto Rodney Lee Crowell, a single man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 8 of Block "I" on the Mpa of Broadmoor Subdivision, Section Two, as of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description of said property.

BEING the same property conveyed to grantors herein by deed of record in Record Book 6998, Page 967, 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 grantee. Grantors covenant with grantee 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 Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Edward S. Grimes

Edward S. Grimes

Dorothy Grimes

Dorothy Grimes

0251615

IDENTIF. ↑ REFERENCE

96 DEC -3 AM 8:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0866 12/03 0101 03CHECK 212.50

BOOK 1027 PG 982

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Edward S. Grimes and wife, Dorothy Grimes, 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 26th day of November, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $55,000.00.

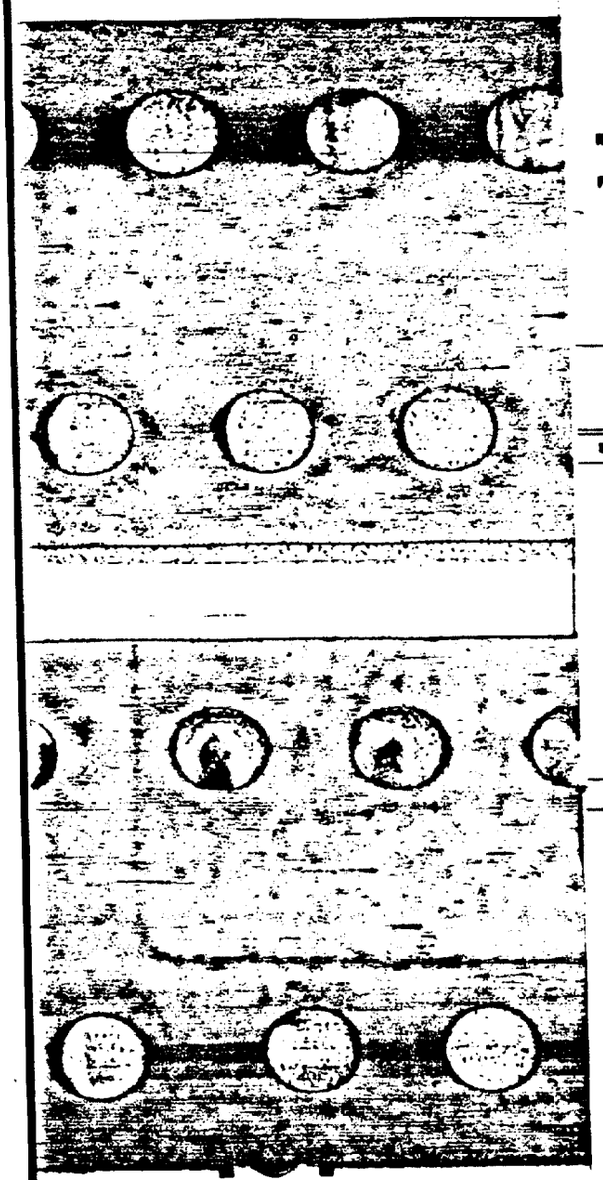
AFFIANT

Sworn to and subscribed before me, this the 26th day of November, 1996.

NOTARY PUBLIC

My Commission Expires:
4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10276 PG 983

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

12/03/96 01 08:15 0001 0866

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02516 15
IDENTIF. ↑ REFERENCE

96 DEC -3 AM 8:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093537