BOOK 10292 PG 350

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 132,500.00

Affiant

Subscribed and sworn to before me, this 12th day of December 1996

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
TAMARA P. CRABTREE 1301 Forrest Avenue Nashville, Tennessee 37206	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 83-9 PARCEL 101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED AND NO/100---------- ($ 132,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, MICHAEL K. HESTER, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto TAMARA P. CRABTREE, UNMARRIED

hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 5 of Block 3 on the Map of Bailey's Subdivision of Andrew Miller Home Place of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 50.0 feet on the northerly side of Forrest Avenue and runs back between parallel lines 106.0 feet to an alley.

BEING the same property conveyed to Michael K. Hester by deed from Shirley M. Herndon of record in Book 9720, page 519, Register's Office for Davidson County, Tennessee.

0256407
IDENTIF. ↑ REFERENCE

96 DEC 17 AM 8:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 1301 Forrest Avenue, Nashville, Tennessee 37206

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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Bailey's S/D of Andrew Miller Home Place of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, __his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, __her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __12th__ day of ___December___, 19 96 .

MICHAEL K. HESTER

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MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 MICHAEL K. HESTER, UNMARRIED, 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 this ___12th_ day of ___December___ , 19 96 .

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

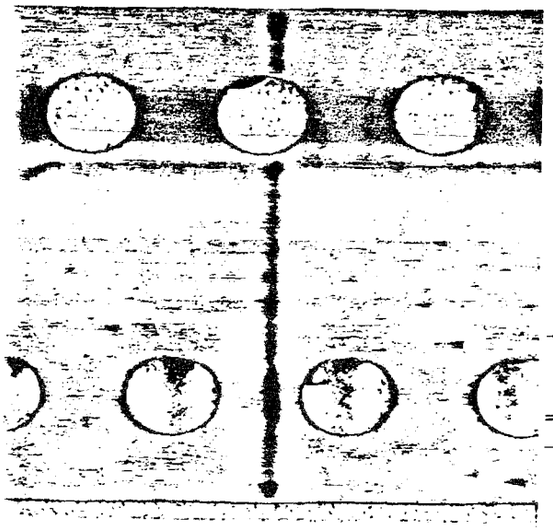
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, 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 _____.

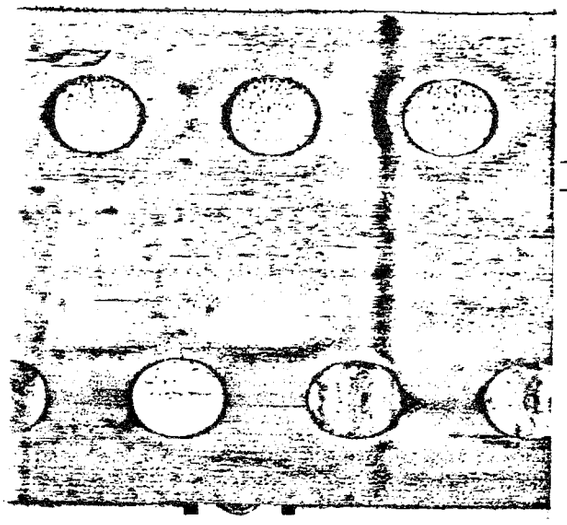
Witness my hand and official seal this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public

6325 12/17 01:01 03CHECK 499.25





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

RECEIVED OF _____

FOR _____

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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 132500.00
				CON TX 490.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 499.25
				CHECK 499.25
12/17/96	01			08:46 0001 6325

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256407 IDENTIF. & REFERENCE

96 DEC 17 AM 8:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1098931