WARRANTY DEED

BOOK 10336 PG 353

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,165.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 97

Notary Public

MY COMMISSION EXPIRES: 4/2-98
(AFFIX SEAL)

LOUISE B. LARGE NOTARY PUBLIC AT WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, P.C., 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122
THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLEY BY THE PARTIES.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin T. Grizzle (NAME)	Mellon Mortgage Company (NAME)	108-3
3029 Casa Drive (ADDRESS)	P.O. Box 2885 (ADDRESS)	88
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Houston, TX 77252-2885 (CITY) (STATE) (ZIP)	

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, Jayson R. Crutchfield, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marvin T. Grizzle and wife, Betty J. Grizzle

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. 43B on the plan of Zone Lot Division Lots 42-48 and 102-107, Section Five, Patio Villa, of record in Book 5200, Page 686, Register's Office for said County.

Said Lot No. 43B fronts 31.50 feet on the southwesterly margin of Casa Drive and extends back 238.59 feet on the northwesterly line and 234.63 feet on the southeasterly line to a dead line in the rear, measuring 31.74 feet thereon.

BEING the same property conveyed to Jayson R. Crutchfield, Unmarried by deed from Allie M. Adair, Unmarried of record in Book 9542, Page 321, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Mellon Mortgage Company of record in Book 6862, Page 409, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

Becky Litchford executed this instrument on behalf of Jayson R. Crutchfield pursuant to a Power of Attorney which is being placed of record concurrently herewith.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3029 Casa Drive, Nashville, Tennessee 37214
(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 hand this 30th day of January 19 97

Jayson R. Crutchfield
By: Jayson R Crutchfield By
Becky Litchford, Attorney-in-fact
Becky Litchford, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

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 WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Becky Litchford as Attorney-in-Fact for Jayson R. Crutchfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged the she is the Attorney-in-Fact of the make, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 20th day of January, 1997.

Louise H. Tyree
Notary Public

LOUISE H. TYREE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 4/25/98

LEGAL DESCRIPTION CONTINUATION

Jay Crutchfield and Jayson R. Crutchfield is one and the same person.

This is the same description as in previous deed of record.

This conveyance is further made subject to Master Deed and By-Laws which contain restrictive covenants, liens and other matters of record in Book 5970, Page 829; as amended in Book 6406, page 799; restrictions in Book 6199, Page 70, said Register's Office.

This conveyance is subject to all of those facts, conditions and limitations shown on the Plat of record in Book 5200, Page 686, said Register's Office; including but not limited to a 20 foot minimum building setback line from Casa Drive; health department restrictions; 2.5 x 25 foot utility anchor easement located on northeast corner of said lot; a sewer easement across the rear portion of said lot; and a 10 foot easement for public utilities and drainage across the rear portion of said property.

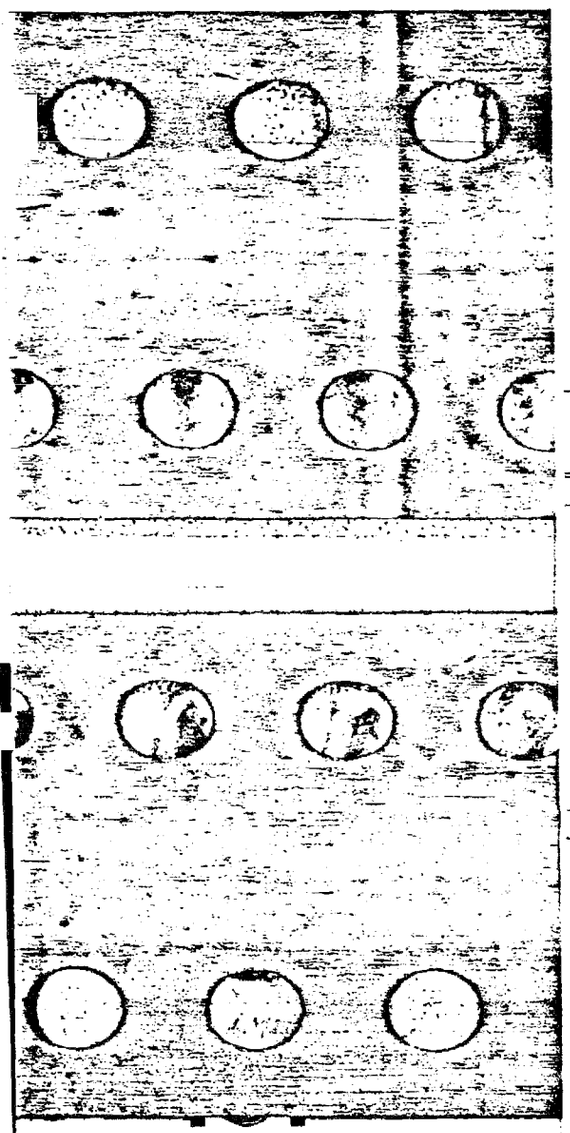
2137 02/03 0101 03CHECK 168.98

0269177

IDENTIFICATION REFERENCE

97 FEB -3 AM 9:09

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10336 PG 356

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 42155.01
				CON TX 155.98
				PRFEE 1.00
				WDEED 12.00
				TOTAL 168.98
				CHECK 168.98
			02/03/97 01	09:09 0001 2137

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02691777
IDENTIF. # REFERENCE

97 FEB -3 AM 9:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1112662