This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 10373 PG 640

ADDRESS NEW OWNER:
Martin Crum and Minnagene B. Crum
123 Fernbank
MADISON TN 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Alliance Mortgage Company
4500 Salisbury Road
Jacksonville, FL 32216

MAP AND PARCEL:
MAP 18-16
PARCEL 207
GO-20542

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, David Powell, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Martin Crum and wife, Minnagene B. Crum, 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. 4, on the Plan of the Resubdivision of Lot 5 of the Wilhoite Young Commercial Subdivision, of record in Plat Book 6050, Page 142, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to David Powell, by deed from John G. Bray and wife, Mary E. Gray of record in Book 8344, Page 757, Register's Office for Davidson County, Tennessee.

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

Grantees(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Alliance Mortgage Company of record in Book 6708, Page 87, 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 to be transferred to Grantees(s).

This conveyance subject to easements and setback lines of record in Book 6050, Page 142, said Register's Office.

This is improved property known as 209/213 Graves Avenue, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Martin Crum and wife, Minnagene B. Crum, their heirs and assigns, forever; and I, David Powell, unmarried do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 7th day of March, 1996.

BOOK 10373 PG 641

David Powell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David Powell, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 64,508.

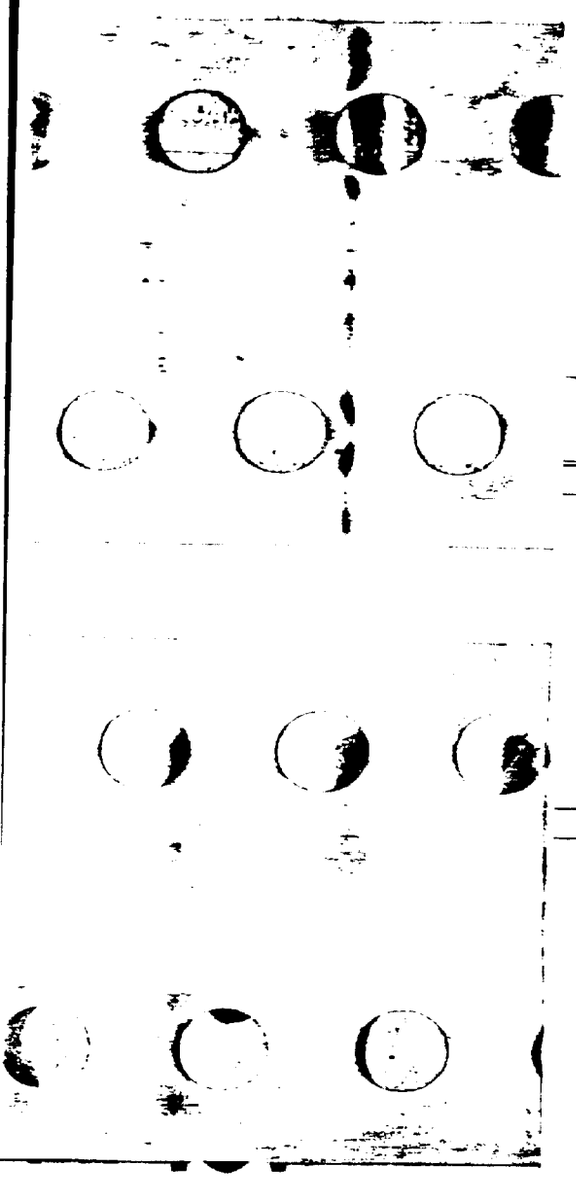
AFFIANT

Subscribed and sworn to before me this 7th day of March, 1997.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

97020

4146 03/10 0101 03CHECK 247-6



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

RECEIVED OF _____

FOR _____

BOOK 10373 PG 642

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 64508.00
				CON TX 238.68
				PRFEE 1.00
				WDEED 8.00
				TOTAL 247.68
				CHECK 247.68
03/10/97	01	08:43	0001	4146

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0280248

IDENTIFICATION REFERENCE

97 MAR 10 PM 8:

DAVIDSON COUNTY

No. 1124517