THIS INSTRUMENT PREPARED BY:

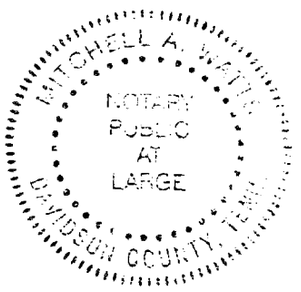
Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BK/ 10442 PG 969

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 87,500.00

Conrad M. Crenshaw
Affiant



Subscribed and sworn to before me, this 30th day of April 1997

Mitchell A. Watts
Notary Public

My Commission Expires: 11.22.97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CONRAD M. CRENSHAW 23 Waters Avenue Nashville, Tennessee 37206	PACIFIC SOUTHWEST BANK 4144 N. Central Expressway #106 Dallas, Texas 75204	MAP 83-7 PARCEL 316

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY SEVEN THOUSAND FIVE HUNDRED AND NO/100---------- ($ 87,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, JUDY ELLEN GRIER, MARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto CONRAD M. CRENSHAW AND WIFE, LYDIA K. CRENSHAW hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 1/2 of Lot No. 6 on the Plan of George C. Waters' 2nd Addition of record in Book 161, page 172, Register's Office for Davidson County, Tennessee.

SAID 1/2 of Lot No. 6 fronts 50.0 feet on the northerly margin of Waters Avenue and extends back 160.0 feet between parallel lines to a dead line, measuring 50.0 feet.

BEING the same property conveyed to Judy Ellen Voges by deed from Jack F. Kemp, Secretary of Housing and Urban Development of record in Book 7800, page 844, Register's Office for Davidson County, Tennessee; the said Judy Ellen Voges having since married and is now known as Judy Ellen Grier.

DAVID GRIER, spouse of Judy Ellen Grier, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 23 Waters 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 s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, ha s 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 George C. Waters' 2nd Addition of record in Book 161, page 172, Register's Office for Davidson County, Tennessee.

BOOK 10442 PG 970

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, their__ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my__ hand___on this the 30th day of April, 19 97.

JUDY ELLEN GRIER

DAVID GRIER

NOTARY PUBLIC AT LARGE

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 JUDY ELLEN GRIER, MARRIED, and DAVID GRIER, the bargainor_s__, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___they_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 19 97.

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

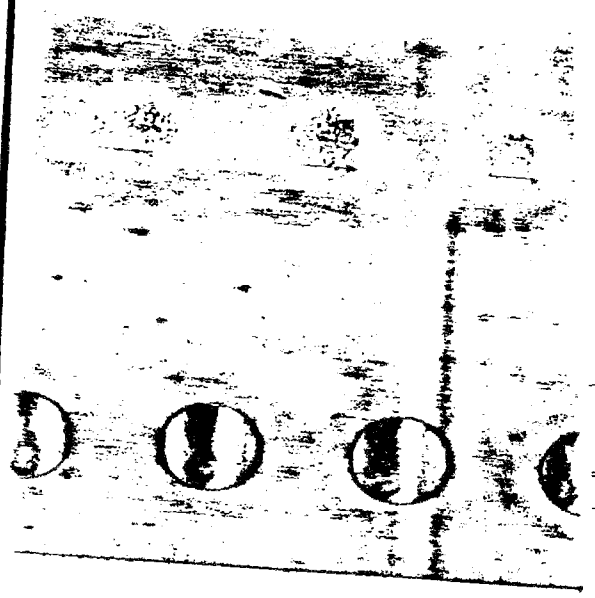
97 MAY -5 PM 3:18

FELICIA BOMBER
DAVIDSON COUNTY, TN.

IDENTIFICATION

03016 26

7380 05/05 0101 03CHECK 332.75





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

RECEIVED OF _____

FOR _____

BOOK 10442 PG 371

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 87500.00
CDN TX 323.75
PRFEE 1.00
WDEED 8.00
TOTAL 332.75
CHECK 332.75

05/05/97 01 15:22 0001 7390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03016626
IDENTIFICATION REFERENCE

97 MAY -5 PM 3:19
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.114745