BOOK 10461 PG 261

Bof
5/8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May, 19 97

Notary Public

MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

N0497-220L

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Y. Crutcher (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	MAP 83-11
607-A Shady Lane (ADDRESS)	1100 Corporate Center Drive (ADDRESS)	PARCEL 207
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Raleigh, NC 27607-5066 (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, Eugenia A. Miller, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy Y. Crutcher, an unmarried woman

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. 86B, on the Plan of Zone Lot Division of Lot 86, Rolling Acres, as shown on plat of record in Plat Book 6900, Page 566, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Eugenia A. Miller, unmarried by deed from Lisa A. Masters, unmarried of record in Book 9586, Page 638, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

0307008

IDENTIFICATION

97 MAY 21 AM 10:59

DAVIDSON COUNTY, TN

3333 05/21 0101 030 BOOK 261.00

unimproved ( )
This is improved (X) property, known as 607-A Shady Lane, Nashville, Tennessee 37206
(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 13th day of May 19 97

Eugenia A. Miller
By: Eugenia A. Miller by Allene Shannon, Atty-in-fact
Allene Shannon, 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 DAVIDSON

On this the 13th day of May, 1997, before me personally appeared Allene Shannon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Eugenia A. Miller and who acknowledged that she executed the same as the free act and deed of the said Eugenia A. Miller by virtue of that Power of Attorney, duly executed by the said Eugenia A. Miller and being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

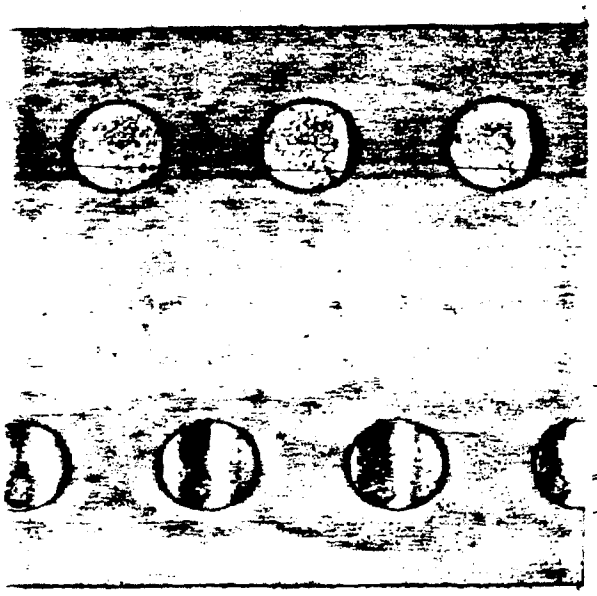
Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 1997.

Regina E. Appleton

Regina E. Appleton, Notary Public

My Commission Expires: November 28, 1998

REGINA E. APPLETON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.





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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CK TX 231.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/21/97 01 10:59 0001

0307008

IDENTIFICATION REFERENCE

97 MAY 21 AM 10:58

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1153334