THIS INSTRUMENT WAS PREPARED BY:

BOOK 10958 PG 13

KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37024-2127

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00.

Karen R. Graham
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of May, 1998.

JOHN W. WATSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/26/2002

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Karen R. Graham Harpeth Bend Drive Nashville, TN 37221	Franklin American Mortgage 214 Overlook Court, Suite 150 Brentwood, TN 37027	8 2 8

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **JOHN W. CRAWFORD AND WIFE, CARI E. CRAWFORD** herein referred to as **Grantors** for and in consideration of the sum of ONE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND 00/100 (117,500.00) Dollars to us paid by **KAREN R. GRAHAM**, hereinafter referred to as **Grantee in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, his heirs, successors, and assigns forever:**

Land in Davidson County, Tennessee, being Lot No. 718 on the Plan of Harpeth Woods, Section 2, of record in Plan Book 5200, page 280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John W. Crawford and wife, Cari E. Crawford by deed from David A. Costello, Jr. and wife, Ellen L. Hill Costello of record in Book 10684, page 18, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

This is IMPROVED property, known as 828 Harpeth Bend Drive, Nashville, Tennessee, 37221.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, his heirs and assigns forever.

AND THE GRANTORS do hereby bind Grantors' heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, his heirs and assigns, against Grantors and Grantors' heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our Hand and Seal this 29th day of May, 1998.

John W Crawford
John W. Crawford

Cari E. Crawford
Cari E. Crawford

98 JUN -2 PM 3:32

MAIL ENV.

0445053
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John W. Crawford and Cari E. Crawford, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein containe as their free act and deed.

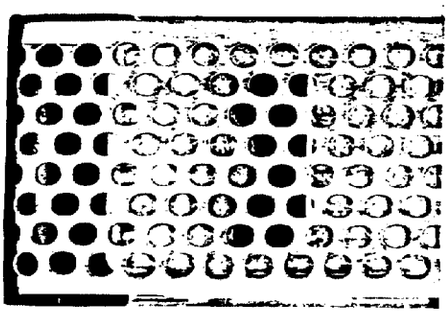
Witness my hand and seal this 29th day of May, 1998.

Kirk C. Waite
NOTARY PUBLIC

My commission expires: _____

KIRK C. WAITE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Exp. 1/27/2001

4873 06/02 0101 03CHECK 443.75



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

RECEIVED OF _____

FOR _____

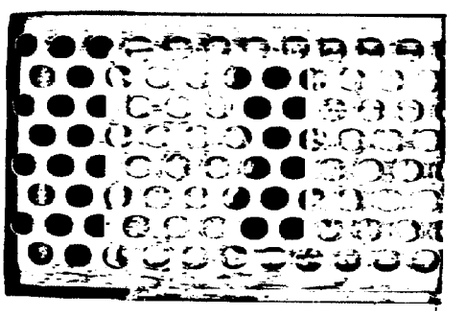
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
117500.00
CON TX 434.75
PRFEE 1.00
WDEED 8.00
TOTAL 443.75
CHECK 443.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0445053
IDENTIF. # REFERENCE

98 JUN-2 PM 3:3[illegible]

FELIX Z. WILSON
DAVIDSON COUNTY, TN

06/02/98 01 15:39 0001 4873

No.1300803