B4450-B

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

MAP 10982:136

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
29th DAY OF May, 1998

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie H. Cambron	First Trust Mortgage Company	104-9-216
(NAME)	(NAME)	
206 Leonard Avenue	6525 Quail Hollow Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(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, The Estate of Ethel Nance Cassidy by Ethel Nance Raulston, individually and as Executrix of the Estate of Ethel N. Cassidy and Bruce I. Crabtree, Jr. and * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Connie H. Cambron and husband, Mark E. Cambron

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 a part of the S. W. Berger Home Place, shown on the Map of Myrtlewood Subdivision, being Bransford Realty Company's Subdivision of part of said Berger Home Place, as of record in Book 547, page 106, Register's Office for Davidson County, Tennessee, and being known as Lot No. 1 on the Map of R. K. Smith's Subdivision of said property and shown on a copy of a plat which is of record in connection with a sewer line easement plan in Book 1730, page 6, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Martin P. Cassidy and wife, Ethel N. Cassidy by deed from B & S Homes, a Tennessee corporation, of record in Book 1781, page 139, Register's Office for Davidson County, Tennessee. The said Martin P. Cassidy having since died, predeceasing Ethel N. Cassidy, who has since died, property is now vested in Bruce I. Crabtree, Jr., Trustee and Dolly Nance Fischer Crabtree, Co-Trustees for the benefit of Ethel Nance Raulston, under the Last Will and Testament of Ethel Nance Cassidy, in Probate File 98P-719, Probate Court of Davidson County, Tennessee.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 JUN -4 AM 10:20

IDENTIF. & REFERENCE
044616

unimproved ( )
This is improved (X) property, known as 206 Leonard Avenue, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Dolly Nance Fischer Crabtree, as Co-Trustees for the benefit of Ethel Nance Raulston

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 our hand s this 29th day of May, 19 98

Ethel Nance Raulston, Ex.
Estate of Ethel Nance Cassidy

Bruce I. Crabtree, Jr., Trustee as Trustee

Ethel Nance Raulston
Ethel Nance Raulston

Dolly Nance Fischer Crabtree, Trustee as Trustee

Book 10962 Pg 137

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 The Estate of Ethel Nance Cassidy by Ethel Nance Raulston, individually and as Executrix of the Estate of Ethel N. Cassidy and Bruce Crabtree, Jr. and Dolly Nance Fischer Crabtree, as Co-Trustees for the benefit of the bargainor ETHEL NANCE RAULSTON, 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 at Nashville, Tennessee, this 29th day of May

Commission expires 5-5-99

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____.

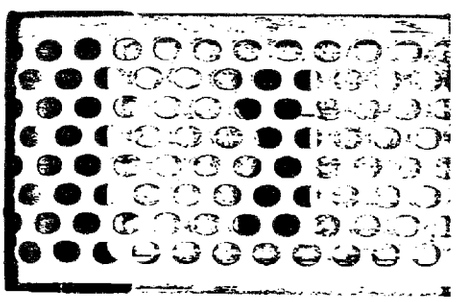
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

6017 06/04 0101 03CHECK

634.30



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

RECEIVED OF _____

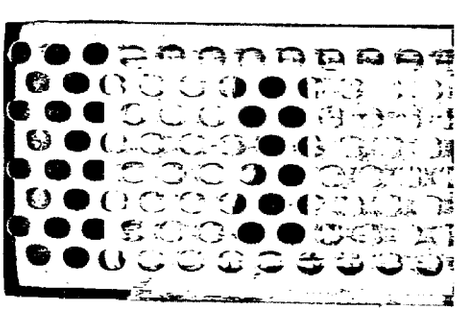
FOR _____

BOOK 10962 PG 138

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	
				169000.00
			CON TX	625.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	634.30
			CHECK	634.30
06/04/98	01		10:23 0001	6017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04461116
IDENTIF. & REFERENCE
98 JUN -4 AM 10:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1301925