Realty 48A

WARRANTY DEED

STATE OF TENNESSEE BOOK 11238 PAGE 747
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,500.00
Angie R. Crabtree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. My Commission Expires: 1-29-2000

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angie R. Crabtree (NAME)	First Union Mortgage Corporation (NAME)	118-09-0 245.00
1131 Clifton Lane (ADDRESS)	1100 Corporate Center Dr. NC4777 (ADDRESS)	
Nashville, TN 37204 (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, Swep S. Taylor and wife, Claudette Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angie R. Crabtree

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, TN, being Lot No. 3-A on the Plan of Zone Lot Division of Lots 2, 3, 4, 5 and 7 of Granclift Subdivision, of record in Book 6250, Page 305, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Swep S. Taylor, unmarried by deed from Sheila Kay Long Pless, married of record in Book 9088, Page 702, Register's Office for Davidson County, TN.

Subject to Restrictive Covenants in Book 6250, Page 305 and all matters shown on the plan of record.

6213 12/07 0101 03CHECK 475.35

98 DEC -7 AM 8:03
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0521247

unimproved ( )
This is improved (X) property, known as 1131 Clifton Lane, Nashville, TN 37204
(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 our hand s this 1st day of December 19 98

Swep S. Taylor
Swep S. Taylor

Claudette Taylor
Claudette Taylor

BOOK 11238 PAGE 748

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Swep S. Taylor and wife, Claudette Taylor

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 at Brentwood, Tennessee, this 1st day of December 19 98.

Commission expires January 29, 2000

Notary Public

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. My Commission Expires: 1-29-2000

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11238 PAGE 749

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 125500.00
CON TX 464.35
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 475.35
CHECK 475.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 127027B8 01 08-04-0001 6213

05212147
IDENTIF. ↑ REFERENCE

98 DEC -7 AM 8:03

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1381216