20A

THIS INSTRUMENT PREPARED BY:
W. WAYNE LeROY
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

BOOK 11536 PAGE 533

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Albert D. Robinson and wife, Maxie L. Robinson 2865 Lyncrest Drive Nashville, TN 37214	North American Mortgage Company P.O. Box 395 Albion, N.Y. 14411	Map 96-13 Par. 118

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ 114,500.00

Karen R Crowder
Affiant

Sworn and subscribed before me, this 16th day of June, 1999.

Notary Public

My Commission Expires:

3-29-2003

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, KAREN R. CROWDER, referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto ALBERT D. ROBINSON and wife, MAXINE L. ROBINSON, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Twin Lawn Subdivision, Section II, of record in Book 2854, page 44, R.O.D.C.T., to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen R. Crowder by quitclaim deed from John E. Crowder, III, of record in Book 5608, page 445, R.O.D.C.T.

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, successors and assigns forever, and I do covenant with the said Grantees that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above set forth, and taxes for the year 1999 shall be prorated as of the date of closing.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

John E. Crowder III joins in for the purpose of conveying any rights he may possess, if any, in the above-described premises.

WITNESS our hands this 15 day of June, 1999.

Karen R Crowder
Karen R. Crowder

John E. Crowder
John E. Crowder, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Shelli Wolfe, a Notary Public in and for said County and State, the within named KAREN R. CROWDER, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and seal, this 15 day of June, 1999.

Shelli Wolfe
Notary Public
Commission Expires: My Commission Expires Sept. 28, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Shelli Wolfe, a Notary Public in and for said County and State, the within named JOHN E. CROWDER, III, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and seal, this 15 day of June, 1999.

Shelli Wolfe
Notary Public
Commission Expires: My Commission Expires Sept. 28, 2002

wwl/crowder warranty deed

MAIL ENTERED FOR REFERENCE
99 JUN 21 PM 3:25
REGISTER
DAVIDSON CO. TENN.
0602347
6701 COCHECK 434.65

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0602347

IDENTIFICATION REFERENCE

99 JUN 21 PM 3:25

CASH

CAPIT
114500.00
[illegible] TX 423.65
PRFEE 1.00
MOFEE 6.00
CFEE 3.00
TOTAL 434.65
CHECK 434.65

[illegible] 06/21/99 09 15:30 0001 2450

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481003