STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Janice A Volk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 3rd DAY OF April 19 87.

Notary Public

MY COMMISSION EXPIRES: June 5, 1989
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John Thomas Lundberg (NAME)	Mortgagee: Investors Federal Savings Bank (NAME)	62-02-A-60-C0
2631 Paddlewheel Drive (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Hendersonville, Tn 37075 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Cross Properties, a Tenn. General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Thomas Lundberg and Janice A. Volk, both unmarried

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. 55A on the Plan of River Trace Estates, Phase I, Section I, as of record in Book 6250, Page 996, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Cross Properties, A Partnership by deed from L. Winston Biggs and wife, Linda J. Biggs of record in Book 6728, Page 757, Register's Office for Davidson County, Tennessee.

12793

IDENTIFICATION REFERENCE

APR 8 1 21 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
As is improved (XX) property, known as 2631 Paddlewheel Drive, Nashville, TN. 37214
(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 3rd day of April, 19 87

Cross Properties
By:
J. W. Cross, III, General Partner

STATE OF TENNESSEE
Davidson County

BOOK 7196 PAGE 734

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
Davidson County

Before me, Larry N. Westbrook, a Notary Public within and for the State and County aforesaid, personally appeared J. W. Cross, III* and _____ with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (~~their~~) to be the General Partner and _____ respectively of the Cross Properties, a Tenn. General Partnership the within named bargainor, a corporation, and that (he) as such General Partner (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said J. W. Cross, III as such, General Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 3rd day of April, 19 87.

My commission expires June 5, 1989

Larry N. Westbrook
Notary Public

*(or proved to me on the basis of satisfactory evidence)

WARRANTY DEED

FROM
Cross Properties, a Tenn. General Partnership

TO
John Thomas Lundberg and Janice A. Volk, both unmarried

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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

RECEIVED OF _____

FOR _____

BOOK 7196 PAGE 735

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

[illegible] CONT.
[illegible] .00 STAX
.50 [illegible]
[illegible] CHECK 22[illegible]
[illegible] 8:37 AM

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 2 7 9 3

IDENTIFICATION REFERENCE

APR 8 1 21 PM '97

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 66957