BOOK 7571 PAGE 774

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00257301

Box 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald R. Draughn, Jr. (NAME)	Investors Federal Savings (NAME)	Map 114-2
62 Valeria Street (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	PARCEL 241
Nashville, Tn 37210 (CITY) (STATE) (ZIP)	Hendersonville, Tn 37075 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------$10.00---------- *Dollars.*

Cash in hand paid by Donald R. Draughn, Jr. and wife, Cathy E. Draughn and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Robert Alan McCroskey and wife, Bonnie McCroskey

have this day bargained and sold, and do hereby transfer and convey unto the said Donald R. Draughn , Jr., and wife, Cathy E. Draughn

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 178 on the plan of Sterling Heights, Section Five, of record in Book 1835, page 37, Register's Office for said County.

Said Lot No. 178 fronts 65.0 feet on the northerly margin of Valeria Street and extends back 162.4 feet on the easterly line and 158.9 feet on the westerly line to a broken line in the rear, measuring 92.3 feet thereon.

Being the same property conveyed to Robert Alan McCroskey and wife, Bonnie McCroskey by deed from Luther Daniel Maynard and wife, Nancy Ann Maynard, of record in Book 5180, page 597, as re-recorded in Book 5192, page 922, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 49,500.00

Subscribed and sworn to before me this the 31st *day of* May *19* 88

Affiant

My commission expires: MAR 9 1992 *(Affix Seal)*

Notary Public

This is improved ( ) unimproved ( ) property, known as 62 Valeria Street, Nashville, Tn 37210 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 31st *day of* May *19* 88 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert Alan McCroskey

Bonnie McCroskey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Robert Alan McCroskey and wife, Bonnie McCroskey

the within named 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 Nashville, Tennessee, *this* 31st *day of* May, *19* 88

Rebecca Barnett
Notary Public

My Commission Expires MAR. 3, 1992

Commission expires _____

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM

TO

39506

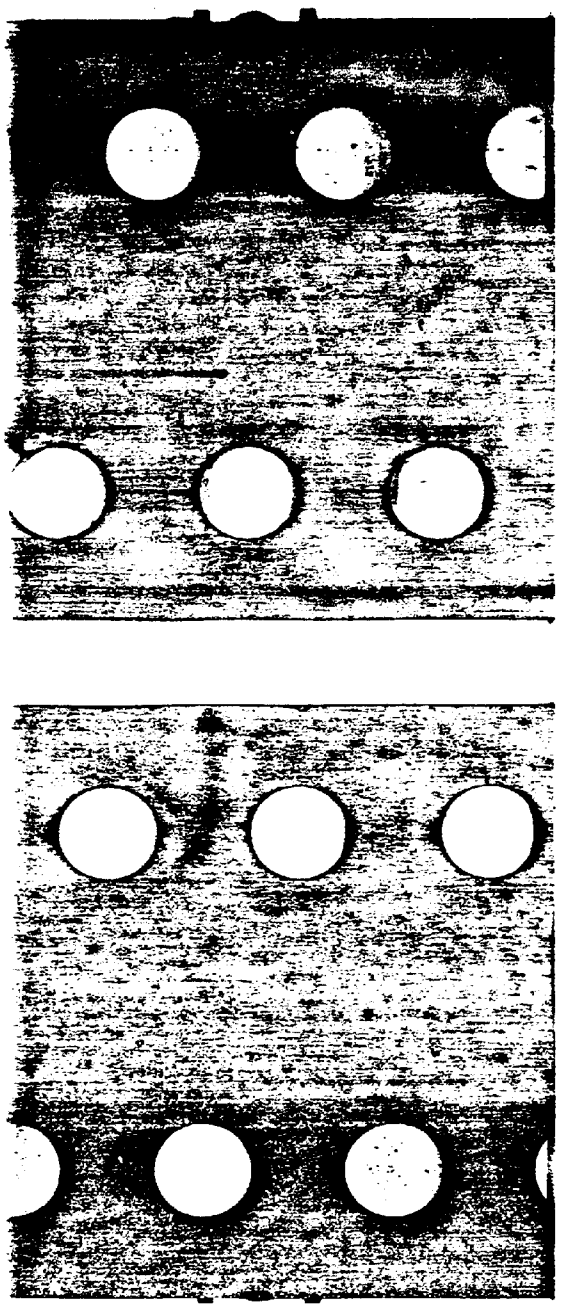
IDENTIFICATION REFERENCE

JUN 14 10 52 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

4903 06/14 0101 03CHECK 145.10

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 49500.00
CON TX 138.60
PRFEE 0.50
WDEED 6.00
TOTAL 145.10
CHECK 145.10
06/14/88 01 10:50 0001 4903

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39506

IDENTIFICATION REFERENCE

JUN 14 10 52 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101743