#8088 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 7657 PAGE 262

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES ALLEN MCCROSKEY (NAME)	ATLANTIC COAST MORTGAGE (NAME)	Map 120-5
1304 Saturn Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive, Suite 100 (STREET ADDRESS)	Parcel 46
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	F.B.#2DA58620

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, HEIRS AT LAW OF STELLA E. SMITH, deceased, EMOGENE SMITH RAGSDALE, GLENN EARL SMITH and LEE ELLEN SMITH BRADEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES ALLEN MCCROSKEY and wife, DEWAYNE T. MCCROSKEY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 127 on the Plan of Stardust Acres, as of record in Plat Book 1424, page 92, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Winford H. Smith by deed from Clyde D. Smith and wife, Dorothy F. Smith of record in Book 1728, page 452, said Register's Office. Winford H. Smith has since died and devised said property to Stella E. Smith by Will of record in Will Book 148, Page 278, Probate Court for Davidson County, Tennessee. Stella E. Smith has subsequently died *

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee(s); and (2) All matters appearing on the Plan of record in Plat Book 1424, page 92, said Register's Office.

This is not now, nor has it been, the principal residence of the Grantors herein.

*leaving the undersigned as her only heirs at law.

69276

IDENTIFICATION

SEP 21 8 20 AM '88

9031 09/21 0101 03CHECK 155.00

unimproved ( )
This is improved(XX) property, known as 1304 Saturn Drive, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of September, 1988

Emogene Smith Ragsdale
EMOGENE SMITH RAGSDALE

Glenn Earl Smith
GLENN EARL SMITH

Lee Ellen Smith Braden
LEE ELLEN SMITH BRADEN

BOOK 7657 PAGE 263

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMOGENE SMITH RAGSDALE, GLENN EARL SMITH and LEE ELLEN SMITH BRADEN

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 16th day of September 19 88.

My commission expires 1/10/89 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

James Allen McCroskey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 19 88

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

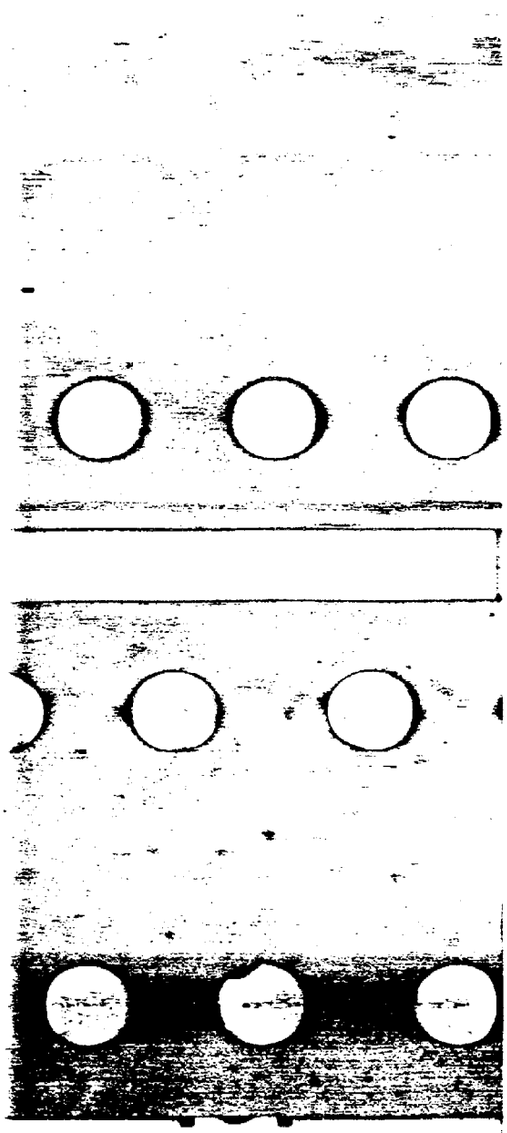
HEIRS AT LAW OF STELLA E. SMITH, deceased, EMOGENE SMITH RAGSDALE, GLENN EARL SMITH and LEE ELLEN SMITH BRADEN

TO

JAMES ALLEN MCCROSKEY and wife, DEWAYNE T. MCCROSKEY

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7657 PAGE 264

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 45000.00
				CON TX 148.50
				PRFEE 0.50
				WDEED 6.00
				TOTAL 155.00
				CHECK 155.00
09/21/88	01			08:23 0001 9031

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69276

IDENTIFICATION

SEP 21 8 20 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 136026