file box 8/jcb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Doug E. Ogburn 1312 Cadogan Way Antioch, TN 37013	Park Avenue Mortgage Co., Inc. 50 Century Blvd., Suite 200 Nashville, TN 37214	149-2-B-007 2D-74551

BOOK 8007 PAGE 784

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Glen A. Cross and wife, Kelly T. Cross hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Doug E. Ogburn and wife, Sandra K. Ogburn hereinafter called the Grantee, Grantee's 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. 56 on the plan of Piccadilly Square, Phase II, of record in Book 6250, pages 92, 93, and 94, Register's Office for Davidson County, Tennessee.

SAID Lot No. 56 fronts 39.25 feet on the northwesterly margin of ~~Cadogan~~ Cadogan Way and extends back 91.06 feet on the easterly line and 138.68 feet on the southwesterly line to a broken line in the rear, measuring 193.62 feet thereon.

BEING the same property conveyed to Glen A. Cross and wife, Kelly T. Cross by deed from Centex Homes Corporation, a Nevada Corporation of record in Book 6999, page 911, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth of record in Book 6236, page 685, as amended in Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6300, page 409; and re-recorded in Book 6306, page 833, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190, and to the matters set forth in the above referenced plan of record. Subject to By-Laws of the Piccadilly Square Homeowners Association of record in Book 6236, page 708; as amended in Book 6295, page 572, Book 6295, page 580, Book 6295, page 588, Book 6300, page 431, all in Register's Office for Davidson County, Tennessee.

This is (~~un~~)improved property, known as 1312 Cadogan Way, Antioch, Tennessee ~~37013~~ 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 5th day of SEPTEMBER, 1989.

Glen A. Cross
Glen A. Cross

Kelly T. Cross
Kelly T. Cross

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of August, 1989, before me personally appeared Glen A. Cross and Kelly T. Cross, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Belinda S. Chism
Notary Public

My Commission Expires: May 21, 1991

STATE OF TENNESSEE
COUNTY OF _____

BOOK 8007 PAGE 785

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 83,000.00.

Sandra K. Ogburn
Affiant

Subscribed and sworn to before me, this the 18th day of December, 19 89.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

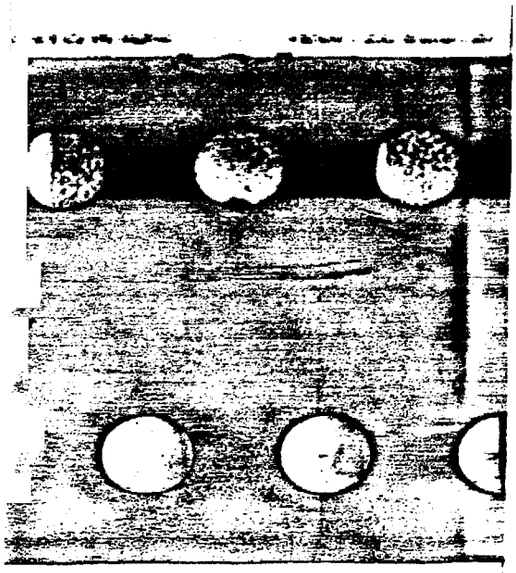
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Dec 19 1 19 PM '89
IDENTIFICATION REFERENCE
90294

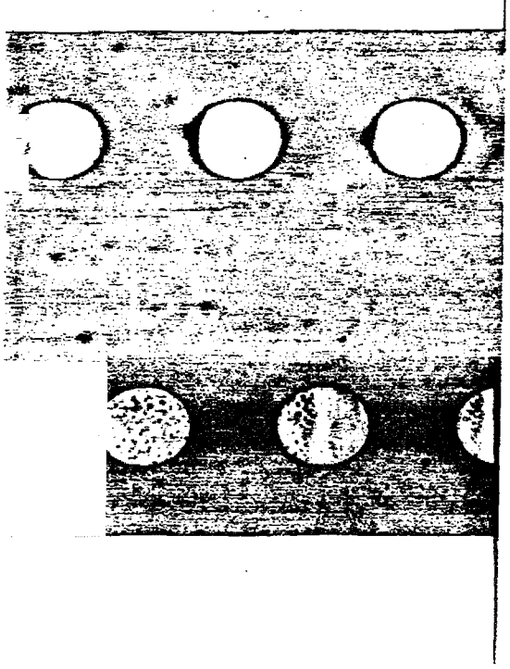
WARRANTY DEED
from:
GLEN A. CROSS, ET UX
to:
DOUG E. OGBURN, ET UX

5999 12/19 0101 03CHECK 280.90

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28934





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

RECEIVED OF _____

FOR _____

BOOK 8007 PAGE 786

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 83000.00
				CON TX 273.90
				PRFEE 1.00
				WDEED 6.00
				TOTAL 280.90
				CHECK 280.90
			12/19/89 01	13:13 0001 5999

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.02.96

IDENTIFICATION REFERENCE

DEC 19 1 13 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 277148