Exh 1

BOOK 8599 PAGE 623

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 19 92

Notary Public

MY COMMISSION EXPIRES: October 9, 1995

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
David B. Lifsey (NAME)	NationsBanc Mortgage Corporation (NAME)	120-5
501 Bobby Drive (STREET ADDRESS OR ROUTE NUMBER)	700 West Liberty Street (STREET ADDRESS)	46
Franklin, TN 37064 (CITY) (STATE) (P. O. ZIP)	Louisville, KY 40201 (CITY) (STATE) (ZIP)	2DA 58620

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, James Allen McCroskey and wife, Dewayne T. McCroskey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David B. Lifsey and wife, Judith L. Lifsey

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. 127 on the Plan of Stardust Acres, of record in Plat Book 1424, Page 92, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James Allen McCroskey and wife, Dewayne T. McCroskey by deed of record in Book 7657, Page 262, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Atlantic Coast Mortgage Company* of record in Book 7657, Page 265, said Register's Office with a present unpaid balance of approximately $45,249.80, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

*and assigned to NationsBanc Mortgage Corporation

9827 04/13 0101 03CHECK 195.70

This is unimproved ( ) improved (XX) property, known as 1304 Saturn Drive, Nashville, TN 37217
(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 our hand s this 10th day of April, 19 92

James Allen McCroskey

Dewayne T. McCroskey

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STATE OF TENNESSEE
xxxxxx Davidson County
At Large

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Allen McCroskey and wife, Dewayne T. McCroskey

the bargainors, 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 Antioch, Tennessee, this 10th day of April, 19 92.

Kori Holloway Notary Public

NOTARY PUBLIC STATE OF TENNESSEE LARGE

Commission Expires October 9, 1995

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____. 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
James Allen McCroskey and wife,
Dewayne T. McCroskey

TO
David B. Lifsey

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

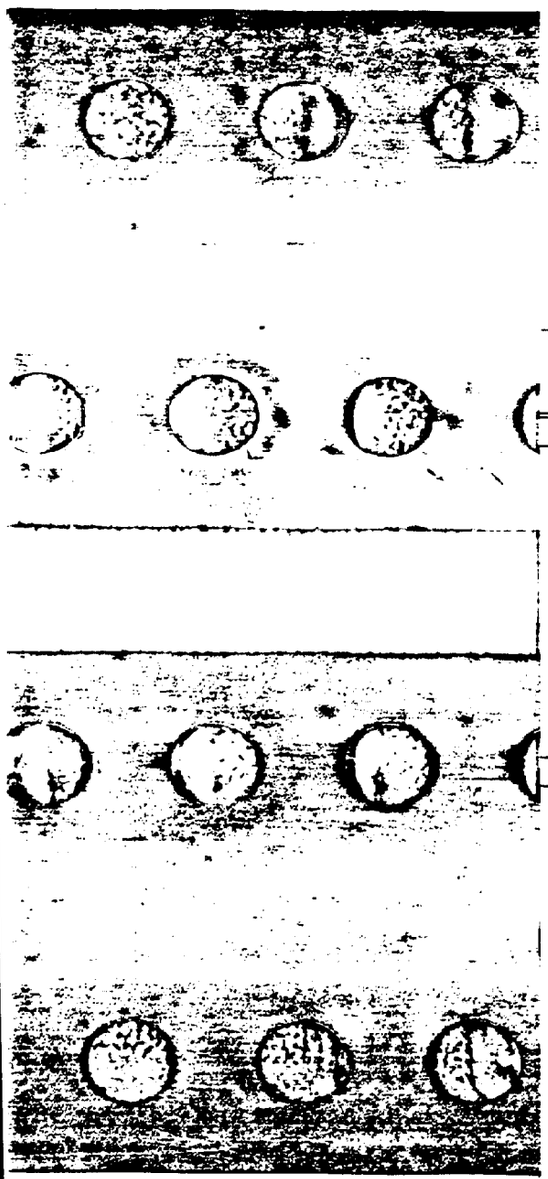
IDENTIFI REFERENCE

U 1 0 3 0

APR 13 12 29 PM '9.

DAVIDSON COUNTY, TN

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



RECEIVED OF _____

FOR _____

BOOK 8599 PAGE 625

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 51000.00
				CON TX 188.70
				PRFEE 1.00
				WDEED 6.00
				TOTAL 195.70
				CHECK 195.70
04/13/92	01			12:19 0001 9827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

010030

IDENTIFICATION REFERENCE

APR 13 12 22 PM '92

DAVIDSON COUNTY, TN

No. 520691