WARRANTY DEED FOR TENNESSEE

BOOK 8695 PAGE 878

THIS INDENTURE, made and entered into this 31st day of July ,19 92 , by and between, Jeffrey T. Croft and Peggy A. Croft, husband and wife , party(ies) of the first part, and Larry T. McEwen and Deborah L. McEwen, husband and wife their heirs and assigns, party(ies) of the second part,

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargined and sold and does hereby bargain, sell, convey and confirm unto the party(ies) of the second part, the following described real estate situated, lying and being in the County of Davidson ,State of Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 53 on the plan of Rosewood Heights, Section 2 as of record in Book 2133 at page 57, Register's Office for said County.

Said Lot No. 53 fronts 213.70 feet on the southerly margin of Crescent Hill Road and extends back 364.5 feet on the easterly line and 397.3 feet on the westerly line to a point of intersection said lot being triangulare in shape.

34639

IDENTIF. TREFERENCE

AUG 6 9 48 AM '92

DAVIDSON COUNTY TN.

9213 08/06 0101 03CHECK 238.40

PROPERTY ADDRESS: 816 Crescent Hill Road, Nashville, TN 37206

BEING the same property acquired by the party of the first part by deed recorded in Book 8264 at page 91 , Registers Office for said County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, their heirs and assigns in fee simple forever.

SAID CONVEYANCE is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1992, and subsequent years.

AND THE SAID part of the first part does hereby covenant with the said party(ies) of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quite possession thereto he/she will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her no further or otherwise.

IN WITNESS WHEREOF the undersigned has set his/her/their hand and seal on this date first written above.

Jeffrey T. Croft

Peggy A. Croft

STATE OF TENNESSEE)
COUNTY OF Davidson) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared Jeffrey T. Croft and Peggy A. Croft, husband and wife, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged the foregoing instrument to be his/her/their free act and deed.

WITNESS my hand and seal this 31st day of July, 19 92.

Notary Public
Kenneth C. Kant

My Commission Expires: February 2, 1993

STATE OF TENNESSEE)
COUNTY OF _____) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared _____, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged that he/she is the _____ of _____, a Corporation/Partnership/Joint Venture and who executed the foregoing instrument as its free act and deed.

WITNESS my hand and seal this _____ day of _____, 19____.

Notary Public

My Commission Expires: _____

MAP AND PARCEL NUMBER: 083-08-0 049.00

STATE OF TENNESSEE, COUNTY OF Davidson,

The actual consideration or value, which ever is greater for this transfer is $ 61,953.13.

Sworn and Subscribed to before me this 31st day of July, 19 92.

Affiant

Notary Public
Kenneth C. Kant

My Commission Expires: February 2, 1993

Address of New Owner:	Send Tax Bills To:
Larry T. McEwen	Security Trust Federal S&L
816 Crescent Hill Road STREET ADDRESS	961 Oak Ridge Turnpike STREET ADDRESS
Nashville, TN 37206 CITY/STATE/ZIP	Oak Ridge, TN 37831 CITY/STATE/ZIP

PREPARED BY AND PLEASE RETURN TO:

SUPERIOR TITLE & ESCROW SERVICES, INC.
919 WEST MAIN STREET, SUITE U-3
HENDERSONVILLE, TN 37075
(615) 822-9232

FILE #: 92-1009

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 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
			CAMT	61953.13
			CON TX	229.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	238.40
			CHECK	238.40

08/06/92 01 09:49 0001 8213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34639

IDENTIF. REFERENCE

AUG 6 9 48 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 558026