PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (KD) (Title No: 32499)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 132500.00

Jackie R Cromer
Affiant

Sworn and subscribed before me this
30th day of October, 1992.

Christy Ellison Ivey
Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Jackie R. Cromer 4628 Churchwood Drive Nashville, Tennessee 37220	First Republic Mortgage Corporation 6012 Wilmington Pike Dayton, Ohio 45459	132-14-058

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, the undersigned **Richard M. Graham and spouse, Elizabeth A. Graham,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jackie R. Cromer and spouse, Roberta L. Cromer,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee. being Lot No. 88 on the plan of Oak Hill Valley, of record in Book 1835, Pages 15 & 16, Register's Office for said County.

SAID Lot No. 88 fronts 150 feet on the easterly margin of Churchwood Drive and extends back 334.41 feet on the northwesterly line and 260.70 feet on the southerly line to a dead line in the rear, measuring 215.15 feet thereon.

BEING the same property conveyed to Richard M. Graham and wife, Elizabeth A. Graham by deed from Estate of John T. Mullen, Dorothy Mitchell Corrieri, Executrix of record in Book 8048, Page 183, Register's Office for Davidson County, Tennessee.

SUBJECT to Restrictive covenant contained in instrument of record in Book 1788, Page 186, Book 1809, Page 539, said Register's Office.

This instrument is executed on behalf of Richard M. Graham and Elizabeth A. Graham, by Ronald B. Deal as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

FILED 2 WILSON II REGISTER DAVIDSON COUNTY, TN
Nov 2 10 26 AM '92
IDENTIFICATION REFERENCE
5 9 9 6 6

This is improved property, known as: 4628 Churchwood Drive, Nashville, Tennessee 37220

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 30th day of October, 1992.

Richard M. Graham
Richard M. Graham, By: Ronald B. Deal, Atty-In-Fact

Elizabeth A. Graham
Elizabeth A. Graham, By: Ronald B. Deal, Atty-In-Fact

State of Tennessee
County of Davidson

On this 30th day of October, 1992, before me the undersigned authority, personally appeared **Ronald B. Deal,** 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 the execution as a free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

Christy Ellison Ivey
Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald B. Deal**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Richard M. Graham and spouse, Elizabeth A. Graham**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of October, 1992.

Notary Public

My Commission Expires: Sept 16, 1995

EXHIBIT "A"
To
WARRANTY DEED

FROM: Richard M. Graham and Elizabeth A. Graham

TO: Jackie R. Cromer and Roberta L. Cromer

1968 11/02 0101 03CHECK 499.25

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Ronald B. Deal, Affiant

Sworn to and subscribed before me this

30th day of October, 1992.

Notary Public

My Commission Expires: Sept 16, 1995



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

RECEIVED OF _____

FOR _____

BOOK 8772 PAGE 748

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	
				132500.00
			CON TX	490.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	499.25
			CHECK	499.25
11/02/92	01		10:24 0001	1968

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 9 9 6 6

IDENTIFICATION REFERENCE

Nov 2 10 26 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 585850