DX 10

FORM NO. WD-1

BOOK 8793 PAGE 925

STATE OF TENNESSEE }
COUNTY OF }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF November, 1992

Notary Public

MY COMMISSION EXPIRES 5-28-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 220, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Keith Croft et ux (NAME)	Same/Atlantic Coast Mortgage Co. (NAME)	03DZ05840
214 Fairway Drive (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle (STREET ADDRESS)	095-03-0-0-7.00
Nashville, TN 37214 (CITY) (STATE) (P O ZIP)	Fairfax, VA 22033 (CITY) (STATE) (ZIP)	

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 R. Browne and wife, Michelle M. Browne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith Croft and wife, Tracy A. Croft

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. 152 on the plan of Merry Oaks, Section 1, as of record in Book 1835, pages 67 and 68, Register's Office for said County, to which plan reference is hereby made.

BEING the same property conveyed to the grantors herein by deed of record in Book 6201, page 362, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to matters set forth in the above referenced plan of record.

6 7. 2. 6. 4.

IDENTIFICATION REFERENCE

NOV 23 12 53 PM '92

CECIL A. WILKINS III REGISTER
DAVIDSON COUNTY, TN

0078 11/23 0101 03CHECK 286.50

unimproved ( )
This is improved (X) property, known as 214 Fairway Drive (House Number) (Street) (P O Address) Nashville, TN 37214 (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 17th day of November, 1992

James R. Browne

James R. Browne

Michelle M. Browne

Michelle M. Browne

INDIVIDUAL ACKNOWLEDGEMENT

BOOK 8793 PAGE 926

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, James R. Browne and wife, Michelle M. Browne

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this 17th day of November, 19 95.

NOTARY PUBLIC

My commission expires:

5-28-95

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____,

this _____ day of _____, 19____

NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

James R. Browne and wife,

Michelle M. Browne

TO

Keith Croft and wife,

Tracy A. Croft

PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

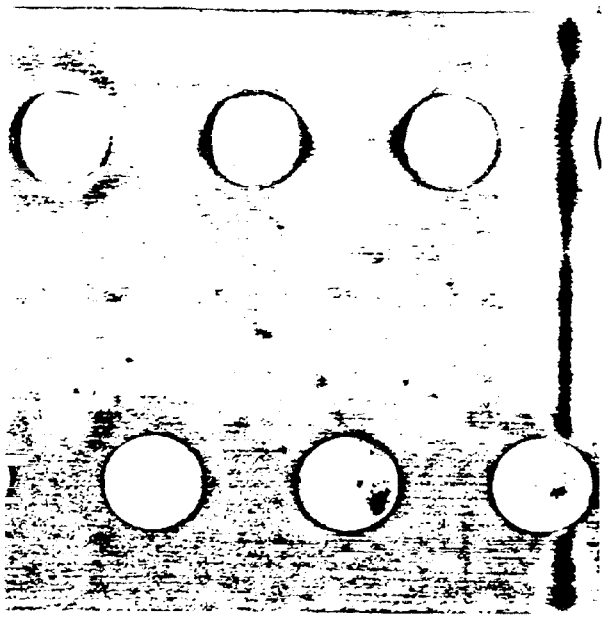
RECEIVED OF _____

FOR _____

BOOK 8793 PAGE 927

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	75000.00
CON TX	277.50
PRFEE	1.00
[illegible] BANK	8.00
TOTAL	286.50
CHECK	286.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

11/23/92 01 12:51 0001 0078

6 7 2 6 4.

IDENTIFICATION REFERENCE

Nov 23 12 53 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 593813

[redacted]