Pg 1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Ronald P. Cross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 1993.

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ronald P. Cross	Atlantic Coast Mortgage Company and or assigs	096-16-0
(NAME)	(NAME)	
791 Fitzpatrick Road	12700 Fair Lakes Circle #400	125.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Fairfax, VA 22033	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Joseph E.M. Ross, Trustee, Eileen M. Sheehan Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald P. Cross, unmarried

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. 12 on the Plan of Larchwood Section Two of record in Plat Book 5200, Pages 57, 58, and 59, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joseph E.M. Ross, Trustee, Eileen M. Sheehan Trust by deed of record in Book 7011, Page 391, Register's Office for Davidson County, Tennessee. The Testamentary Trust, Eileen M. Sheehan, Trust, authorizes the Trustee to sale without joinder of anyBeneficiary. This conveyance is subject to any and all existing restrictions and easements of record.

TRZ 02/26 01:01 03CHECK 264.30

95627
IDENTIFICATION REFERENCE
FEB 26 10 15 AM '93
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is unimproved (XX) property, known as 791 Fitzpatrick Road, Nashville, TN 37214
(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 hereon 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 my hand this 22nd day of February, 1993

Joseph E.M. Ross, Trustee, Eileen M. Sheehan Trust

BY: Joseph E.M. Ross Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF Pennsylvania
COUNTY OF Dauphin

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joseph E.M Koss, Trustee and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the Joseph E.M. Koss, Trustee, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Harrisburg, PA on this the 22nd day of February 19 93.

My commission expires _____

Charles J. Hinson
Notary Public

NOTARIAL SEAL
CHARLES J. HINSON, Notary Public
Harrisburg, Dauphin County
My Commission Expires Feb 9 1997

2 of 1

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8874 PAGE 146

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

CONSIDERATION	69000.00
CON TX	255.30
PRFEE	1.00
WDEED	8.00
TOTAL	264.30
CHECK	264.30

02/26/93 01 10:14 0001 7322

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95627

IDENTIFICATION REFERENCE

FEB 26 10 15 AM '93

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 024018