FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 1995

Notary Public

MY COMMISSION EXPIRES: 9-26-98

(AFFIX SEAL)

BOOK 9692 PG 368

THIS INSTRUMENT WAS PREPARED BY
Richard E. Norman, Jr.,Atty.,4220 Nolensville Road,Nashville,TN. 37211 (834-4300)
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sammie Michael Cross & wife Niki Tanya (NAME) Cross	Same (NAME)	Map 162-1
328 Brewer Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcel 68
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Same (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 Mary E. Irwin (a widow), individually and as Executrix for the Estate of James Irwin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sammie Michael Cross and wife, Niki Tanya Cross

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. 48 on the Plan of Southwood, as of record in Book 2668, Pages 125 and 126, Register's Office for said County.

Said Lot No. 48 fronts 180 feet on the north side of Brewer Drive, and runs back 239.21 feet on the east line and 270.25 feet on the west line to a dead line in the rear on which it measures 138.06 feet.

Being the same property conveyed to James Irwin (deceased) and wife Allie Katherine Irwin (deceased) by warranty deed from Robert L. Ramsey and wife, Barbara Louise Ramsey of record in Book 4494, page 741, Register's Office Davidson County, Tennessee. Being the same property bequeathed to Mary D. Irwin by the Last Will and Testament of James Irwin of record in Book _____, page ____, office of Probate Court Clerk, Davidson County, Tennessee. Mary D. Irwin and Mary E. Irwin (a widow) being the one and same person.

This is improved (XX) unimproved ( ) property, known as 328 Brewer Drive, Nashville, Tennessee 37211
(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 my hand this 5th day of JUNE, 1995

Mary E. Irwin
Mary E. Irwin

STATE OF TENNESSEE
Davidson County

BOOK 9692 PG 369

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary E. Irwin, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of June 19 95

Commission expires 9-26-95

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Mary E. Irwin, a widow

TO

Sammie Michael Cross and wife,

Niki Tanya Cross

0067248

IDENTIF. & REFERENCE

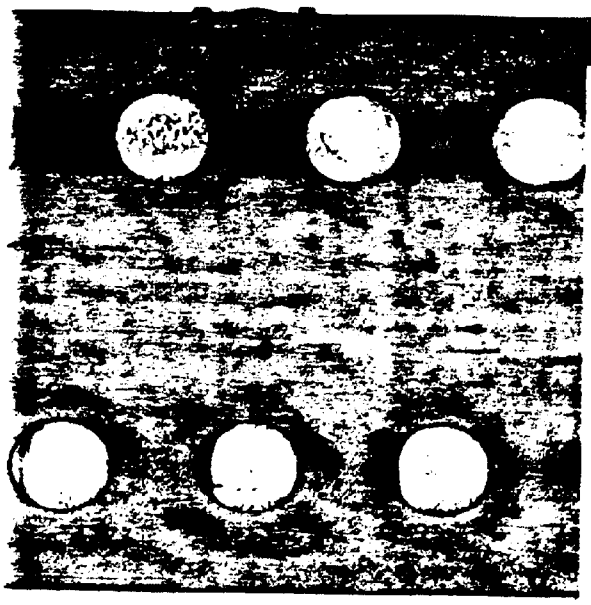
Attorneys Title Company
Title Guaranteed

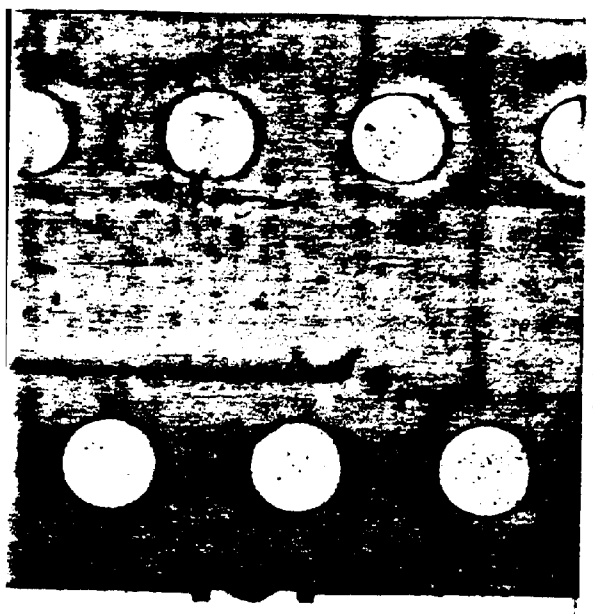
NASHVILLE, TENN.

95 JUN -6 AM 10:21

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

8120 06/06 0101 03CHECK 286.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9692 PG 370

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	
			MDEED 8.00	
			TOTAL 286.50	
			CHECK 286.50	
06/06/95	01		10:21 0001 8120	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0067248
IDENTIF. ↑ REFERENCE

95 JUN -6 AM 10: 21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 917411