BOOK 9887 PG 408

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November 19 95

Notary Public

MY COMMISSION EXPIRES: 8-24-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis W. Craney	Franklin American Mortgage Co.	MAP 115-15
(NAME)	(NAME)	
6329 Bresslyn Road	214 Overlook Court Suite 150	PARCEL 14
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Brentwood, Tennessee 37027	
(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, A. Hunter Bogitsh and wife, Anne L. Bogitsh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis W. Craney and wife, Cathy W. Craney

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. 285 on the Plan of West Meade Farms, Inc., Section "P" of record in Plat Book 2133, page 22, said Register's Office to which plan reference is hereby made.

Being the same property conveyed to A. Hunter Bogitsh and wife, Anne L. Bogitsh by deed from Jeffrey J. Zander and wife, Elisha C. Golden Zander of record in Book 8905, page 585, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Plan of record in Book 2133, page 22, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Restrictive covenants contained in an instrument of record in Book 2103, page 279, Register's Office for Davidson County, Tennessee.

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 6329 Bresslyn Road, Nashville, Tennessee 37205
(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 our hand s this 29th day of November 19 95

A Hunter Bogitsh by Anne L. Bogitsh, Attys-in-fact
A. Hunter Bogitsh

Anne L. Bogitsh
Anne L. Bogitsh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne L. Bogitsh

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 29th day of November 19 95.

Commission expires 11/30/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ 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 _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anne L. Bogitsh, with whom I am personally acquainted, and who acknowledged she is the Attorney-in-fact of A. Hunter Bogitsh and is authorized by A. Hunter Bogitsh to execute this instrument on his behalf.

Witness my hand, at Franklin, Tennessee this 29th day of November, 1995.

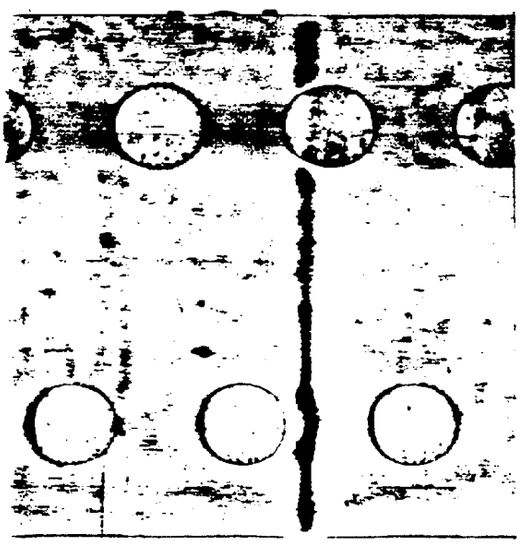
My commission expires: 11/30/97

Notary Public

0131664
IDENTIFICATION REFERENCE

95 DEC 13 PM 1:18
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

7856 12/13 0101 03CHECK 638.00





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

RECEIVED OF _____

FOR _____

BOOK 9887 PG 410

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	
				170000.00
			CON TX	629.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	638.00
			CHECK	638.00
12/13/95	01	13:17	0001	7856

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0131664
IDENTIF. & REFERENCE

95 DEC 13 P 1:18
FELIX Z. WILS[illegible] REGISTER
DAVIDSON CO[illegible] TN.

No. 986319