P. 9998-556

Box 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 7711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Deborah Gail King	Owner	96-16
(NAME) 791 Fitzpatrick Road	(NAME)	125
(ADDRESS) Nashville, TN 37214	(ADDRESS)	96-16-125
(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, Ronald P. Cross, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah Gail King, 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 2, of record in Plat Book 5200, Page 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 Ronald P. Cross, unmarried by deed of record in Book 8874, Page 144, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Ronald P. Cross by John Schwinghammer as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 5200, Page 57, 58 and 59 in the Register's Office for Davidson County, Tennessee.

0166142

IDENTIFICATION REFERENCE

96 APR -1 PM 3:40

REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR RECORD 353.10

unimproved (
This is improved (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 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 29th day of March 1996

Ronald P. Cross — Ronald P. Cross

By: John Schwinghammer
John Schwinghammer, Attorney-in-fact

DCTN01WC

STATE OF TENNESSEE
COUNTY OF [illegible]

9995-557

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

the bargainor _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [illegible] executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible] Tennessee this [illegible] day of [illegible] 19 96.

Commission expires [illegible]

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

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 Davidson

On this March 29, 1996 before me personally appeared John Schwinghammer, the person who executed the foregoing instrument on behalf of Ronald P. Cross, and acknowledged that he executed the same as the free act and deed of the said Ronald P. Cross, through Power of Attorney granted Ronald P. Cross by the said Ronald P. Cross.

Commission Expires: _____

_____
Notary Public

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99



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

RECEIVED OF _____

FOR _____

BOOK 9998 PG 558

CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MG 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

DEED $3000.00
DEED TX 314.10
PRFEE 1.00
RECORD 8.00
TOTAL 353.10
CHECK 353.10
[illegible] 01 15:44:00 0001 4894



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

016142
IDENTIF. & REFERENCE

96 APR -1 PM 3:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1022898