[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Anthony S. Cross	Source One Mortgage Services Corporation	MAP and PARCEL
[728 Maplewood Lane	Attn: Tax Dept.	61-1 115
[Nashville, TN 37216	27555 Farmington Road	
	Farmington Hills,MI 48334	

[This instrument prepared by: Cindy S. Smith, P.C., 2605 Elm Hill Pike, Suite C
[Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 10321 PG 171

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Albert Ashley Thweatt and Jean Thweatt Cobb, and James Martin Thweatt** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Anthony S. Cross, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Saunwood, as of record in book 2083, Page 47, Register's Office for Davidson County, Tennessee.

Said Lot begins at a point in the southerly margin of Maplewood Lane at the common front corner of Lots Nos. 1 and 2 on said Plan; thence with the common boundary line between lots 1 and 2 southerly 189.95 feet to a point; thence eastwardly 10 feet to the southwesterly corner of Lot No. 4; thence with the common boundary line between lots 2 and 4 northeasterly 123.05 feet to the common corner of Lots 2, 3 and 4; thence with the common boundary between lots 2 and 3 northerly 105 feet to the southerly margin of Maplewood Lane; thence with the margin of Maplewood Lane westerly 97 feet to the point of beginning.

Being the same property conveyed to Ashley M. Thweatt and wife, Georgia Moore Thweatt, by deed appearing of record in Book 2283, Page 57, Register's Office for Davidson County, Tennessee. The said Ashley M. Thweatt predeceased Georgia Moore Thweatt leaving her as the sole surviving tenant by the entirety. The said Georgia Moore Thweatt died and devised said property to her children, Albert Ashley Thweatt, Jean Thweatt Cobb and James Martin Thweatt equally, by Last Will and Testament filed with the Davidson County Probate Court Clerk's Office, Docket No. 97UP8.

This is property with a common address of 728 Maplewood Lane, Nashville, TN 37216.

THIS PROPERTY IS CONVEYED "AS IS".
Grantors warrant that they have never resided in said property as married persons.
James M. Thweatt is one and the same person as James Martin Thweatt.
Jean T. Cobb is one and the same person as Jean Thweatt Cobb.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property Taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantee; 2) Plan of record in Book 2083, Page 47, said Register's Office and all matters therein; 3) Any and all easements and/or restrictions of record.

0264643
IDENTIFICATION REFERENCE

97 JAN 16 AM 10:13
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

5318 01/16 0101 03CHECK 264.30

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $69,000.00]
[Arthur E. Cross]
[Affiant]
[Subscribed and sworn before me this 15th day of January, 1997.]
[_____]
[My Commission Expires: _____ Notary Public]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **15th** day of **January, 1997.**

Jean T. Cobb A/K/A Jean Thweatt Cobb

BY: James M. Thweatt
Attorney-in-Fact

Albert Ashley Thweatt

BY: James M. Thweatt
Attorney-in-Fact

James Martin Thweatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **James M. Thweatt,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of **Jean T. Cobb and Albert Ashley Thweatt**, and is authorized by **Jean T. Cobb and Albert Ashley Thweatt** to execute this instrument on his/her behalf by virtue of two Limited Powers of Attorney recorded simultaneously herewith.

Witness my hand and official seal at **Nashville,**, Tennessee, this **15th** day of **January, 1997.**

Notary Public
My Commission Expires: 2-27-98

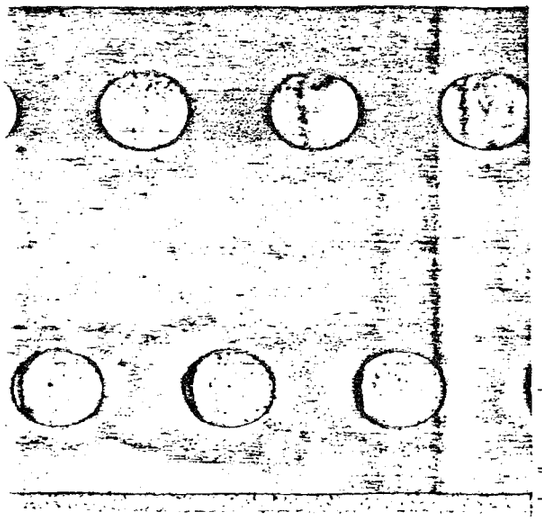
STATE OF TENNESSEE
COUNTY OF DAVIDSON

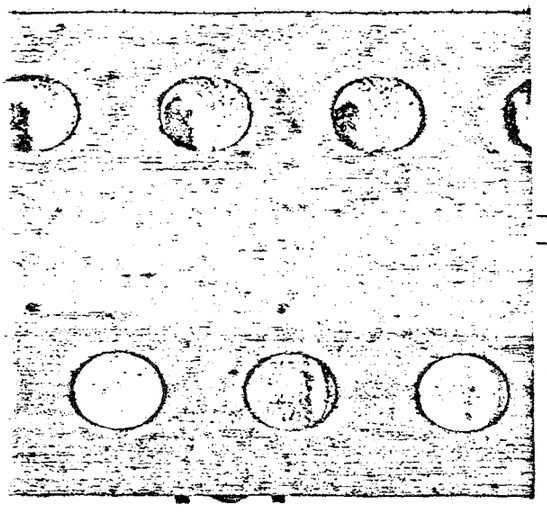
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **James Martin Thweatt**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of January, 1997.

Notary Public
My Commission Expires: 2-27-98

File No. 9701-009.wd





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

RECEIVED OF _____

FOR _____

BOOK 10321 PG 173

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

01/16/97 01 10:16 0001 5318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0264643
IDENTIF. ↑ REFERENCE

97 JAN 16 AM 10: 13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1107820