BOOK 10911 PG 145

WARRANTY DEED

File No: 00286312

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philip H. Ivey	Bank of America FSB	Map 97-8
[NAME]	[NAME]	
4213 Bayside Lane	POB 48350	Parcel 47
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Hermitage, TN 37076	Atlanta GA 30362	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Robert A. Crowder and wife, Jean Ann Crowder

have this day bargained and sold, and do hereby transfer and convey unto the said Philip H. Ivey and wife, Katherine W. Ivey

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 167,000.00

Subscribed and sworn to before me, this the 30TH day of APRIL, 19 98

Affiant

My Commission Expires: 09/08/01 [Affix Seal]

Notary Public Linda V. Jones

My Commission Expires SEPT. 8, 2001

unimproved ( )

This is improved (X) property known as 4213 Bayside Lane, Hermitage
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 30TH day of APRIL, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert A. Crowder

Jean Ann Crowder

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Robyn Lee Gornicki-Davis, a Notary Public in and for said County and State Robert A. Crowder and wife, Jean Ann Crowder

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson COUNTY, Tennessee, this 29 day of April, 19 98.

Robyn Lee Gornicki-Davis
Notary Public

Commission Expires MAR 24, 2001

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

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Land in Davidson County, Tennessee, being Lot No. 282 on the Plan of Lake Park, Section 10, as of record in Book 4955, page 65, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert A Crowder and wife, Jean Ann Crowder, by deed from Robert A. Johnson and wife, Leah M. Johnson of record in Book 8577, page 483, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 1998, a lien, but not yet due and payable.

All matters as shown on Plan of record in Book 4955, page 65, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5119, page 961, Register's Office for Davidson County, Tennessee.

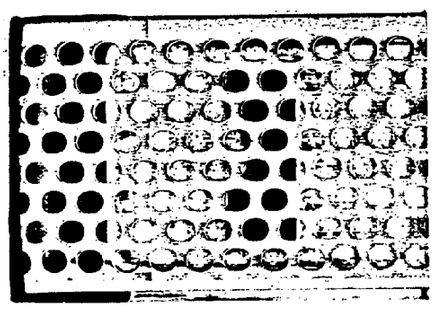
0432394

IDENTIF. & REFERENCE

98 MAY -1 PM 3:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1448 05/01 0101 03CHECK 630.90



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

RECEIVED OF _____

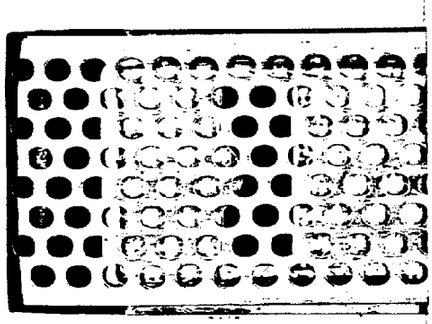
FOR _____

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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	
				167000.00
			CON TX	617.90
			PRFEE	1.00
			WDEED	12.00
			TOTAL	630.90
			CHECK	630.90
05/01/98	01		15:14 0001	1448

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0432394
IDENTIF. ↑ REFERENCE

98 MAY -1 PM 3:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287528