WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 136,000.00

Brian M. Grove
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF April 19 98

Notary Public
My Commission Expires: 7-25-00

MY COMMISSION EXPIRES:
(AFFIX SEAL)

10924 PG 648

Mail

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian M. Grove (NAME)	First American National Bank (NAME)	MAP 135 GP 14A
405 Black Mountain Drive (ADDRESS)	First American Center (ADDRESS)	PARCEL 80
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	2DX06805

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, Charles W. Creswell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian M. Grove and Karla R. Zuercher, both unmarried as joint tenants with the specific right of survivorship

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:

BEING Lot No. 97, on the Plan of Pinnacle Point Subdivision, Phase III, of record in Plat Book 6900, Page 391, 392 and 393, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7032, Page 733 as corrected in Book 7065, Page 959 and amended in Book 7067, Page 739, By-Laws in Book 7032, Page 761, Articles of Incorporation in Book 7058, Page 234 and Deed (Common Area) in Book 7032, Page 730, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Charles W. Creswell by deed from Centex Real Estate Corporation of record in Book 7885, Page 287, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to minimum building setback lines and public utility and drainage easements, of record in Plat Book 6900, Page 391-393, said Register's Office.

This is improved (X) unimproved ( ) property, known as 405 Black Mountain Drive, Antioch, Tennessee 37013
(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 21st day of April 19 98

Charles W. Creswell

Charles W. Creswell

05/01 01:01 03CHECK 512.20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Creswell

the bargainor with whom I am personally acquainted or 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 at White House, Tennessee, this 21st day of April, 19 98.

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires: 7-23-03

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

01359711
98 MAY 11 AM 8:45

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ Book 10924 Page 650

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 136000.00
CON TX 503.20
PRFEE 1.00
WDEED 8.00
TOTAL 512.20
CHECK 512.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/11/98 01 08:48 0001 5232

0435971

98 MAY 11 AM 8:45

No. 1291262