DOC 52

BOOK 10948 PG 333

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 196,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES 3/6/99

RENDA R. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN. (OFFICIAL SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Cressell (NAME)	Norwest Mortgage, Inc. (NAME)	161-14A-13
613 Andrew Rucker Lane (ADDRESS)	P.O. Box 4148 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Frederick, MD 21705-4148 (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, David T. Birdsong and wife, Julie S. Birdsong

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Cressell and wife, Karen L. Cressell

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. 13 on the Plan of Thrible Springs Estates, Phase I, of record in Book 6900, page 313, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David T. Birdsong and wife, Julie S. Birdsong by deed from Hampton Construction and Maintenance Company, Inc. of record in Book 7927, page 559, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

FILED AND RECORDED
DAVIDSON COUNTY, TN.
98 MAY 28 AM 9:53
PAT MILLER REGISTER

0442798

IDENTIF. A REFERENCE

unimproved ( )
This is improved (X) property, known as 613 Andrew Rucker Lane, Nashville, Tennessee 37211
(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 26th day of May 19 98

David T. Birdsong

Julie S. Birdsong

STATE OF TENNESSEE
REAL ESTATE TRANSFER TAX
731.50

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 David T. Birdsong and wife, Julie S. Birdsong

the 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 Brentwood Tennessee this 26th day of May 19 98.

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Commission expires 2/3/02

Notary Public

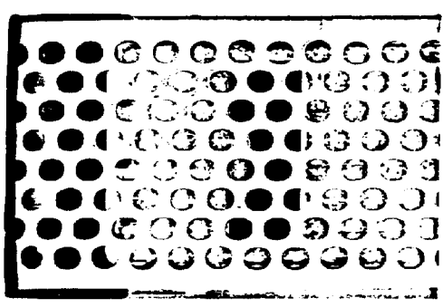
STATE OF TENNESSEE
COUNTY OF

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



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

RECEIVED OF _____

FOR _____

BOOK 10948 PG 335

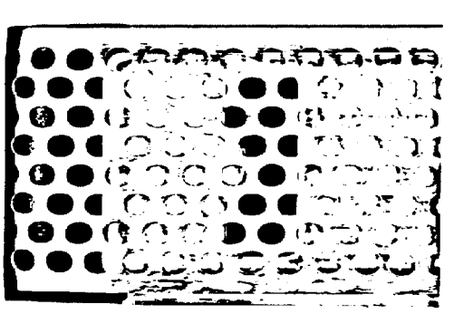
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
156900.00
CON TX 726.50
PRFEE 1.00
MDEED 8.00
TOTAL [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/28/98 01 09:55 0001 1492



0442798
IDENTIF. # REFERENCE

98 MAY 28 AM 9:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1293449