BOOK 10962 PG 46

WARRANTY DEED

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Albert S. Livingston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June 19 98

Judy S. Wells
Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert S. Livingston (NAME)	Southeastern Mortgage (NAME)	104-12-112
3112 Long Blvd. (ADDRESS)	115 29th Avenue South (ADDRESS)	21W-03335
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, Sutton-Crownover Company, a partnership of Ann E. Sutton and Robert E. Crownover

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert S. Livingston and wife, Melinda Livingston

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 the westerly part of Lot No. 42 on the Revised Plan of West End Park, of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Sutton-Crownover Company, a partnership of Ann E. Sutton and Robert E. Crownover, by deed from Carl E. Wood and wife, Eleanor Ann Wood, of record in Book 6737, page 924, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Book 421, pages 82 and 83; all in the Register's Office for Davidson County, Tennessee.

MAIL ENV.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
98 JUN -4 AM 10: 1

IDENTIF. & REFERENCE 096940

unimproved ( )
This is improved (X) property, known as 3112 Long Blvd., Nashville, TN 37203
(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 2nd day of June 19 98

Sutton-Crownover Company, a partnership of Ann E. Sutton and Robert E. Crownover

By:

Ann E. Sutton — Ann E. Sutton

Robert E. Crownover — Robert E. Crownover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10962 PG 47

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Ann E. Sutton , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a partner of Sutton-Crownover Company, the within named bargainor, a partnership, and that he/she as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself/herself as partner.

Witness my hand and seal, this 2nd day of June, 1998

Judy S. Wells

My commission expires: 9/23/2000

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires
September 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Robert E. Crownover , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a partner of Sutton-Crownover Company, the within named bargainor, a partnership, and that he/she as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself/herself as partner.

Witness my hand and seal, this 2nd day of June, 1998

Judy S. Wells

My commission expires: 9/23/2000

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires
September 23, 2000

59977 06/04 01:01 03CHECK 445.00

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

RECEIVED OF _____

FOR _____

BOOK 10962 PG 48

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 118000.00
CON TX 436.60
PRFEE 1.00
WDEED 8.00
TOTAL 445.60
CHECK 445.60

06/04/98 01 10:16 0001 5997

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0446096
IDENTIF. # REFERENCE

98 JUN -4 AM 10:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1301905