FILE BOX 19B 98-6-52-Q Box 19B

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE BOOK 10991 PG 981
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,500.00

Betty B. Leftwich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILIP W. LEFTWICH (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP 172-03-0-A
804 North Woodstone Lane (ADDRESS)	200 South College, 12th Floor (ADDRESS)	PARCEL 092CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Charlotte, North Carolina 28202 (CITY) (STATE) (ZIP)	F.B. 06DU-82844

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, ERIC P. McCRACKAN and wife, MARY V. McCRACKAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILIP W. LEFTWICH AND WIFE, BETTY B. LEFTWICH

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. 92 on the Plan of The Woodlands, Phase 1, Section 1 as of record in Book 6900, Pages 498 and 499, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Eric P. McCrackan and wife, Mary V. McCrackan, by Deed from Richter Dial Builders, Inc., of record in Book 9069, Page 548, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Woodlands of record in Book 7334, Page 109, and as amended in Book 7408, Page 250, Book 7516, Page 37, Book ~~8464,~~ Page 463, Book 8622, Page 390, and Book 8634, Page 224 and re-recorded in Book 8643, Page 675, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 804 North Woodstone Lane, Nashville, TN 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 23rd day of June 1998

Eric P. McCrackan
ERIC P. McCRACKAN

Mary V. McCrackan
MARY V. McCRACKAN

DCTN01WC

BOOK 10991 PG 982

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 ERIC P. McCRACKAN and wife, MARY V. McCRACKAN

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 23rd day of June

Commission expires July 24, 1999

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

0454969
IDENTIF. & REFERENCE

98 JUN 25 PM 12:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

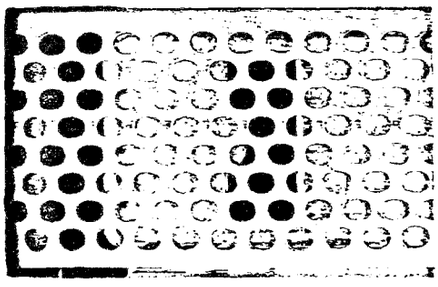
5579 06/25 0101 03CHECK 636.1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10991 PG 983

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

169500.00

CON TX 627.15

PRFEE 1.00

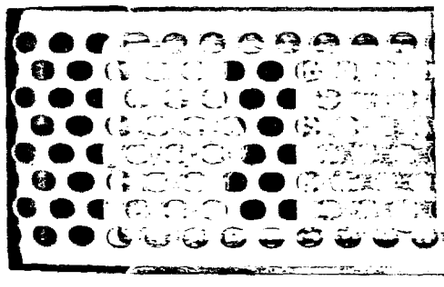
WDEED 8.00

TOTAL 636.15

CHECK 636.15

06/25/98 01 12:23 0001 5579

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0454969

IDENTIF. # REFERENCE

98 JUN 25 PM 12:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1311336