12242-1
14A

BOOK 11049 PAGE 721

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Diane M. Crawford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: 5/27/
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DIANE M. CRAWFORD (NAME)	COUNTRYWIDE HOME LOANS, INC. (NAME)	MAP 164-13
5625 Cedar Ash Crossing (ADDRESS)	155 North Lake Avenue (ADDRESS)	PARCEL 003.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (CITY) (STATE) (ZIP)	2DX-09526

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, LYNNE A. PENKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DIANE M. CRAWFORD AND HUSBAND, KRIS R. CRAWFORD

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. 287 of Asheford Crossing, Section One, a Planned Unit Development, of record in Book 7900, Page 937, said Register's Office, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Lynne A. Penker, a married person, by Deed from Deborah R. Rogers, Unmarried, of record in Book 10431, Page 655, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants of record in Book 9651, Page 900, Book 9980, page 482, Book 10301, page 180, and Book 10353, page 575, 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.

THIS instrument is being executed in behalf of LYNNE A. PENKER pursuant to a Power of Attorney executed by same on the 22nd day of July, 1998, and being filed for record simultaneously herewith.

The property conveyed herein is not and has never been the usual place of residence of the Grantors spouse.

unimproved ( )
This is improved (X) property, known as 5625 Cedar Ash Crossing, Antioch, TN 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 31st day of July 19 98

LYNNE A. PENKER

By: Lynne A Penker by Ronald Packingham Atty in Fact
RONALD PACKINGHAM, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July, 1998, before me personally appeared RONALD PACKINGHAM to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LYNNE A. PENKER and acknowledged that he executed the same as the free act and deed of said LYNNE A. PENKER.

Witness my hand and official seal at Nashville, Tennessee.

_____
Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/27/01

LYNNE A. PENKER AND LYNNE PENKER ARE ONE AND THE SAME PERSON.

2087 08/04 0101 03CHECK 521.60

0470443
IDENTIF. & REFERENCE
98 AUG -4 AM 10:55
CECILIA Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11049 PAGE 723

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	138000.00
			CON TX	510.60
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	521.60
			CHECK	521.60
08/04/98	01		10:57 0001	2087

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0470443

IDENTIF. 4 REFERENCE

98 AUG -4 AM 10:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1327685