BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $130,000.00. Affiant Subscribed and sworn to before me, this 21st day of August, 1998. Notary Public My Commission Expires: 11/27/99

Address New Owner As Follows: Ralph A. Cruze and wife, Chaney L Cruze 5110 Kincannon Drive Nashville, TN 37220	Send Tax Bills To: CTX Mortgage Company P. O. Box 19900 Dallas, TX 75219-9900	Map-Parcel Number: 146-16-214 6DU 37515

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0478520

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VIRGINIA MILES CHANEY, as surviving tenant by the entirety,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RALPH A. CRUZE AND WIFE, CHANEY L. CRUZE,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1036 on the Plan of Brentwood Hall, Section X, of record in Book 2330, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 1036 fronts 68 feet on the westerly side of Kincannon Drive and extends back between lines, 312.4 feet on the northerly line and 323.9 eet on the southerly line, to a dead line in the rear on which it measures 110 feet.

Being the same property conveyed to Carl J. Chaney and wife, Virginia Miles Chaney by deed from James E. Adams, of record in Book 2753, page 487, Register's Office for Davidson County, Tennessee; the said Carl J. Chaney having since died.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 1788, page 143; Book 2198, page 3; Book 2396, page 523 and Book 2542, page 49, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 2330, page 80, Register's Office for said County.

This is improved property known as 5110 Kincannon Drive, Nashville, TN 37220.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 18th day of August, 1998.

Virginia Miles Chaney

Virginia Miles Chaney

By: Sue Chaney Gilmore, Attorney-in-fact

Sue Chaney Gilmore, Attorney-in-fact

By: William Carl Chaney

William Carl Chaney, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUE CHANEY GILMORE,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18th day of August, 1998.

Notary Public

My Commission Expires: 6/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

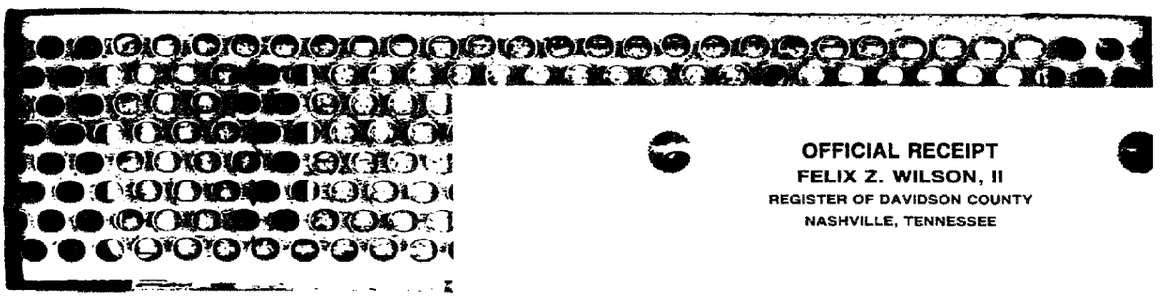
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM CARL CHANEY,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18th day of August, 1998.

Notary Public

My Commission Expires: 11/27/99

0789 08/24 0101 03CHECK 496-00



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

RECEIVED OF _____

FOR _____

BOOK 11078 PAGE 24

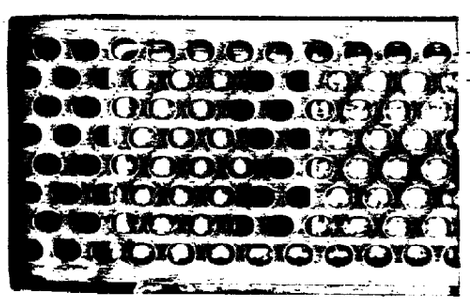
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 130000.00
CDN TX 481.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 496.00
CHECK 496.00

08/24/98 01 10:07 0001 0799

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0478520
IDENTIFICATION REFERENCE

98 AUG 24 AM 10:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1336291