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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 $440,500.00. **Affiant** Subscribed and sworn to before me, this 31st day of August, 1998. Notary Public My Commission Expires: 2-27-99

Address New Owner As Follows: J. Philip Moyers and Michele D. Semin 810 Crestwood Drive Nashville, TN 37205	Send Tax Bills To: PHH Mortgage Services Corp. P. O. Box 5455 Mt. Laurel, NJ 08054 Attn: Tax Dept.	Map-Parcel Number: 132-05-0-048.00 OH 07648

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, **ROBERT L. CROWSON AND WIFE, JANET CROWSON,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **J. PHILIP MOYERS AND MICHELE D. SEMIN, as joint tenants,** 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. 17 on the Plan of Crestwood Acres, of record in Book 1130, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert L. Crowson and wife, Janet Crowson by deed from Gary E. Lewis and wife, Janna B. Lewis, of record in Book 10976, page 534, Register's Office for Davidson County, Tennessee.

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 Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 1318, page 622, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 1130, page 60, Register's Office for said County.

This is improved property known as 810 Crestwood Drive, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our 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 31 day of August, 1998.

Robert L. Crowson

Janet Crowson

Janet Crowson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT L. CROWSON,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of August, 1998.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANET CROWSON,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of August, 1998.

Notary Public

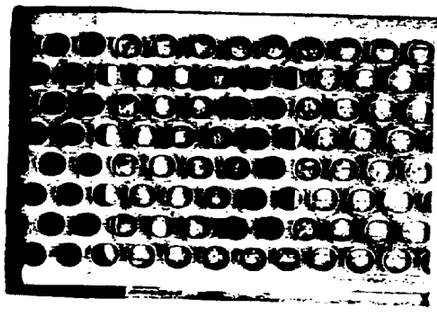
My Commission Expires: 11/27/99

4751 09/01 0101 03CHECK 1644-85

IDENTIFICATION REFERENCE
048241

98 SEP -1 AM 11:08

FELIX Z. ANDERSON, REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

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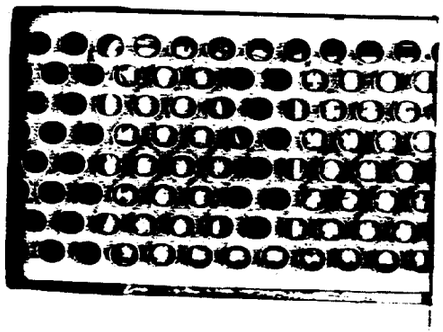
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
440500.00
CON TX 1629.85
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1644.85
CHECK 1644.85

09/01/98 01 11:09 0001 4751

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0482241
IDENTIF. # REFERENCE

98 SEP -1 AM 11:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1340203