File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 11110 PAGE 132

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

#15892

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JESSICCA L. ROSE	COUNTRYWIDE HOME LOANS, INC.	MAP 107-14
(NAME)	(NAME)	
922 Kipling Drive	4500 Park Granada	PARCEL 14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	Calabasas, California 91302-1613	FB# 2DA 54925
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, JEFFREY W. MCCROSKEY, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JESSICCA L. ROSE AND TONYA E. NOGA, both unmarried, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 73 on the Plan of Miro Meadows, as of record in Plat Book 1424, pages 94 and 95, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey W. McCroskey, unmarried by deed from Mundaca Investment Corporation of record in Book 9155, page 845, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 1424, pages 94 and 95, said Register's Office.

Jennifer R. McCroskey, spouse of Jeffrey W. McCroskey, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Jeffrey W. McCroskey.

RECEIVED FOR REFERENCE
98 SEP 14 AM 9:57
FELIX Z. NILSON II REGISTER
DAVIDSON COUNTY, TN.

04871183

0065 09/14 0101 03CHECK 291.83

unimproved ( )
This is improved (~~vacant~~) property, known as 922 Kipling Drive, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 11th day of September, 19 98

JEFFREY W. MCCROSKEY

JENNIFER R. MCCROSKEY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY W. MCCROSKEY and JENNIFER R. MCCROSKEY

with whom I am personally acquainted, and who acknowledged that the y executed the within instrument for the purposes therein contained.

Witness my hand at office, this 11th day of September, 19 98.

My commission expires 9/25/2000 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,900.00

Jessicca L. Rose
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 19 98.

MY COMMISSION EXPIRES: 9/25/2000
(AFFIX SEAL)

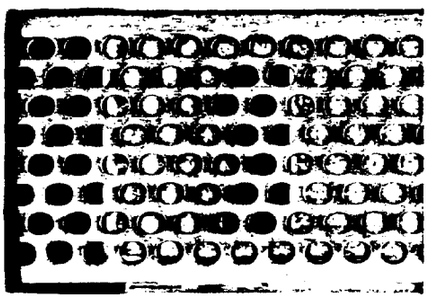
Notary Public

WARRANTY DEED

FROM
JEFFREY W. MCCROSKEY

TO
JESSICCA L. ROSE AND TONYA E. NOGA

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

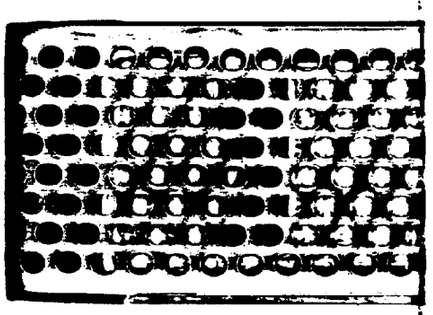
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 75900.00
CON TX 280.83
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 291.83
CHECK 291.83
09/14/98 01 09:58 0001 0065

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0487183
IDENTIF. ↑ REFERENCE

98 SEP 14 AM 9:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1345460