FILE BOX 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 11112 PAGE 672

#15905

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JEFFREY W. MCCROSKEY (NAME)	COUNTRYWIDE HOME LOANS, INC. (NAME)	MAP 108-12-B
4033 Windwood Lane (STREET ADDRESS OR ROUTE NUMBER)	4500 Park Granada (STREET ADDRESS)	PARCEL 131.00 CO
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Calabasas, California 91302-1613 (CITY) (STATE) (ZIP)	FB# 3D 92674

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, ARTHUR C. SMITH, JR. AND WIFE, WINONA K.R. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY W. MCCROSKEY AND WIFE, JENNIFER R. MCCROSKEY

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. 68 on the Plan of Phase 1-A, Section 5, Harborview, as of record in Plat Book 7900, page 485, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Arthur C. Smith, Jr. and wife, Winona K.R. Smith by deed from Frank Batson Homes, Inc. of record in Book 9076, page 594, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7471, page 26, amended in Book 7646, page 142, Book 8263, page 534, Book 8271, page 863, Book 8297, page 380, made applicable in Book 8856, page 361; (3) Common Area of record in Book 8297, page 376; (4) Charter of record in Book 7522, page 339, amended in Book 8263, page 554; (5) Easements of record in Book 5856, pages 80 and 84, Book 5658, page 984, and Book 8068, page 723;* (7) All matters appearing on the Plan of record in Plat Book 6900, pages 577 thru 581 and Plat Book 7900, page 485, said Register's Office.
* (6) Agreement of record in Book 7390, page 270;

0487970

IDENTIF. & REFERENCE

98 SEP 15 AM 9:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved XXXX property, known as 4033 Windwood Lane, Nashville, Tennessee 37214

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

0912 09/15 0101 03CHECK 702.53

ARTHUR C. SMITH, JR.

WINONA K.R. SMITH

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARTHUR C. SMITH, JR. AND WIFE, WINONA K.R. SMITH

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

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

My commission expires 9/23/2000 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 $ 186,900.00

Affiant

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

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
ARTHUR C. SMITH, JR. AND WIFE,
WINONA K.R. SMITH

TO
JEFFREY W. MCCROSKEY AND WIFE,
JENNIFER R. MCCROSKEY

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 186900.00
CON TX 691.53
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 702-53
CHECK 702-53

09/15/98 01 09:52 0001 0912

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0487970
IDENTIF. & REFERENCE

98 SEP 15 AM 9:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1346298