BOOK 11198 PAGE 959

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILIP M. ERB (NAME)	FIRST TRUST MORTGAGE COMPANY (NAME)	MAP 161-10-0-A
5025 English Village Drive (ADDRESS)	6525 QUAIL HOLLOW, SUITE 300 (ADDRESS)	PARCEL 188CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38120 (CITY) (STATE) (ZIP)	FB# 06DU-81441

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, STEVEN E. CROSS AND WIFE, LORI A. CROSS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILIP M. ERB AND WIFE, SHANIN M. ERB

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. 153 on the Plan of Villages of Brentwood, Phase Two, a Planned Unit Development, as of record in Book 6250, Page 169, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Steven E. Cross and wife, Lori A. Cross, by Deed from Mark N. Mason and wife, Jan E. Mason, of record in Book 10339, Page 326, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Villages of Brentwood, of record in Book 6143, Page 11, and made applicable to Section Two, in Book 6398, Page 495, 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 _____ by the Grant__(s) herein.

5378 11/10 0101 03CHECK 432.43

unimproved ( )
This is improved (X) property, known as 5025 English Village Drive, Nashville, TN 37211
(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 our hand s this 6th day of November 1998

STEVEN E. CROSS

LORI A. CROSS

98 NOV 10 PM 1:
DAVIDSON COUNTY.

05111016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVEN E. CROSS AND WIFE, LORI A. CROSS

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 6th day of November, 1998.

Commission expires 7/24/99

Notary Public

SCOTT DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11198 PAGE 961

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 113900.00
CON TX 421.43
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 432.43
CHECK 432.43

11/10/98 01 13:47 0001 5378

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 NOV 10 PM 1:48

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

05110 16
IDENTIFICATION REFERENCE

No. 1370498