This instrument prepared by:
JONES & HARDEE
Attorneys at Law
339 Main Street
Franklin, TN 37064

PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

Dav 50-B
SC

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Richard A. Markus etux Geraldine E. Markus 1235 Barnes Road Antioch, TN 37013	Regions Mortgage, Inc. 605 South Perry Street Montgomery, AL 36104	173-00-0-155.00 BOOK 11202 PAGE 966

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **STEPHEN C. CROSIER AND WIFE, CYNTHIA D. CROSIER,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **RICHARD A. MARKUS AND WIFE, GERALDINE E. MARKUS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of McComb Property of record in Plat Book 6050, page 78, Register's Office for said County, to which referenced is made for a more complete description.
>
> Being the same property conveyed to Stephen C. Crosier by deed from Robert W. McComb and wife, Sharon McComb of record in Book 7911, page 492, Register's office of Davidson County, TN. Stephen C. Crosier having Quitclaimed unto Stephen C. Crosier and wife, Cynthia D. Crosier of record in Book 8595, RODC, TN.

98 NOV 12 PM 3:58
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

05111999
IDENTIF. → REFERENCE

SUBJECT TO THE FOLLOWING:
1. 1998 Taxes are a lien, but not yet due and payable.
2. All matters on the Plan of record in Book 6050, page 78, RODC, TN.
3. Subject to any and all building and zoning regulations and permits.
4. Subject to notes on the Plan of record.

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 and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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.

This property is known as: 1235 Barnes Road, Antioch, TN 37013

WITNESS Our Hands this 2nd day of November, 1998 in Franklin, TN.

SELLER: Stephen C. Crosier

SELLER: Cynthia D. Crosier

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Stephen C. Crosier and wife, Cynthia D. Crosier** the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 2nd day of November. 1998 in Franklin, TN.

Notary Public

MARCY HARDEE NOTARY PUBLIC LARGE ADDISON CO. TENN.

My Commission Expires:

3/28/2001

6414 11/12 0101 03CHECK 676.63

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $179,900.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 2nd day of November, 1998, in Franklin, Tennessee.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

1/26/2002

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 179900.00
				CON TX 665.63
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 676.63
				CHECK 676.63
11/12/98	01			15:58 0001 6414

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/1999
IDENTIF. ↑ REFERENCE

98 NOV 12 PM 3:58
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1371518