WARRANTY DEED

BOOK 11262 PAGE 955

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Angela R Crotzer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 98

Ruth M. Foran
Notary Public Ruth M. Foran

MY COMMISSION EXPIRES: 7-12-99
(AFFIX SEAL)

MaD **THIS INSTRUMENT WAS PREPARED BY**
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela R. Crotzer (NAME)	COLUMBIA NATIONAL, INCORPORATED (NAME)	MAP 096-16-0-A
133 Lakebrink Drive (ADDRESS)	P. O. Box 3050 (ADDRESS)	PARCEL 99
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Columbia, Maryland 21045-6050 (CITY) (STATE) (ZIP)	

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, James A. Ford and wife, Zoraida Ford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela R. Crotzer, and husband, Ronald M. Crotzer

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. 98 on the Plan of Larchwood, * for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof. * of record in Plat Book 8250, Page 890 Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to James A. Ford by deed from James M. Fischer, Jr. of record in Book 10603, Page 793, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1999 and subsequent yearsm and to restrictions and easements of record.

0528209
IDENTIF. ↑ REFERENCE

98 DEC 22 AM 9:08
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 133 Lakebrink Drive, Nashville, Tennessee 37214
(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 15th day of December 19 98

James A. Ford

Zoraida Ford
By: James A. Ford, Attorney-in-fact

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, the within named James A. Ford

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 Brentwood, Tennessee, this 15th day of December 19 98

Commission expires July 12, 1999

Notary Public

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON 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

State of Tennessee
County of Williamson

Personally appeared before me, Ruth M. Foran, a Notary Public within and for the State and County aforesaid, personally appeared James A. Ford with whom I am personally acquainted or proved to me on the basis of satisfactory ecidence, to be the person who executed the foregoing instrument in behalf of Zoraida Ford and who acknowledged that he executed the same as the free act and deed of said Zoraida Ford.

Witness my hand and official seal at Brentwood, Tennessee this the 15th day of December, 1998.

My Commission Expires: 7-12-99

Ruth M. Foran NOTARY PUBLIC

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

3696 12/22 0101 03CHECK 366.20

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	98000.00
CON TX	355.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	366.20
CHECK	366.20

12/22/98 01 09:05 0001 3696

0528209
IDENTIF. A REFERENCE

98 DEC 22 AM 9:08
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405228