File Box 8(SK)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
under supervision of: Nathan C. Lee, Esq. P.O. Box 358 Chester, Virginia 23831	Mortgage Portfolio Services (NAME) 5520 LBJ Freeway, Suite 200 (STREET ADDRESS) Dallas, TX 75240 (CITY) (STATE) (ZIP)	131-6-B-45

BOOK 11313 PAGE 652

THIS INDENTURE, made and entered into this 16th day of February, 19 98, by and between

DANIEL CROSE and DIANA CROSE, husband and wife party of the first part, and

J. ~~Kenny~~ Kenneth Vetter and Stacia E. Higgins as joint tennants with party of the second part,
right of survivorship

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in _____ County of Davidson State of Tennessee,

LAND in Davidson County, Tennessee, being Lot No. 71 on the plan of Burton Hills village of Summerwind 12, o f record in Book 6250, Page 811, Register's Office for said County, to which plan reference is made for a more particular description thereof.

BEING the same property conveyed to Daniel Crose and wife, Diana Crose by deed from Jerre Sue Adams, unmarried of record in Book 10255, Page 911, Register's Office forDavidson County, Tennessee.

Property address: 609 Summerwind Circle, Nashville, Tennessee 37215

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby convenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

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

X _____
DANIEL CROSE
X Diana Crose
DIANA CROSE

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, Waye E. Halle, a Notary Public of said County and State, Daniel Crose and Diana Crose, husband and wife, the within named bargainor, 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, at office, this 16th day of February, 1998

My Commission Expires 25th day of September, 2001

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stacia E. Higgins
Affiant

Subscribed and sworn to before me this 25th day of January, 1999

X Waye E. Halle
Notary Public

PROPERTY ADDRESS:

PEGGY WILKES, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

WAYE E. HALLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: _____.

WARRANTY DEED

FROM

TO

0541519

IDENTIF. + REFERENCE

99 JAN 27 PM 12:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

Compliments of

Chicago Title Insurance Company
61 Adams Avenue
Memphis, Tennessee 38103

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ATTORNEY IN FACT
STATE OF TENNESSEE,
COUNTY OF SHELBY.

On this _____ day of _____, 19_____, before me personally appeared _____ _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____ acknowledged that ___he___ executed the same as the free act and deed of said _____.

Witness my hand, at office, this _____ day of _____, 19_____.

_____
Notary Public

My Commission Expires _____ day of _____, 19_____.

7854 01/27 0101 03CHECK 1047.00

CORPORATE
STATE OF TENNESSEE,
COUNTY OF SHELBY.

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be _____ of the _____ _____, the within named bargainor, a corporation, and that ___he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as _____.

Witness my hand and seal, at office in _____, this the _____ day of _____, 19_____.

_____
Notary Public

My Commission Expires _____ day of _____, 19_____.

PARTNERSHIP
STATE OF TENNESSEE,
COUNTY OF SHELBY.

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of _____, the within named bargainor, a partnership, and that ___he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this _____ day of _____, 19_____.

_____
Notary Public

My Commission Expires _____ day of _____, 19_____.

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
280000.00
CON TX 1036.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1047.00
CHECK 1047.00

01/27/99 01 12:44 0001 7854

0541519
IDENTIF. & REFERENCE

99 JAN 27 PM 12:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417249