This instrument prepared by:
Joseph Pitt, Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 00289254

PLEASE RECORD & RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX 35 FILE #00289254

BOOK 11351 PG. 351

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS: Michael L. Croom II	SEND TAX BILLS TO: CTX Mortgage Company	MAP PARCEL NUMBERS
(NAME) 2204 Oak Barrel Ln.	(NAME) P.O. Box 199077	Field Book No. 2DX-08746
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) Dallas TX 75219-9077	Map 149-2
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Parcel 108

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is Bryan C. Lewis and wife, Endia V. Mason n/k/a Endia V. Lewis *bargained and sold, and do hereby transfer and convey unto the said* Michael L. Croom II and wife, Cheryl L. Croom *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of Oakwood Subdivision, Section One, Phase Three, as of record in Book 7900, page 268, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bryan C. Lewis and Endia V. Mason, by deed from Jennifer McGregor, unmarried, of record in Book 9751, page 514, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY O F Davidson *The actual consideration or value whichever is greater, for this transfer is $* 128,500.00
Subscribed and sworn to before me this the 16th *day of* February *19* 99

Affiant

My commission expires: MAR. 23, 200 *(Affix Seal)*

Notary Public

This is unimproved ( ) improved (x) property, known as 2204 (House Number) Oak Barrel Lane (Street) Antioch, TN. (P.O. Address) 37013 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 this 16th *day of* February, *19* 99, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bryan C. Lewis
Bryan C. Lewis

Endia V. Mason n/k/a Endia V. Lewis
Endia V. Mason n/k/a Endia V. Lewis

STATE OF ~~Louisiana~~
~~COUNTY~~ OF Lafayette Parish

Personally appeared before me, Bryan C. Lewis and Endia V. Mason n/k/a Endia V. Lewis a Notary Public in and for said County and State, the within named bargainor Bryan C. Lewis and wife, Endia V. Mason n/k/a Endia V. Lewis 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 Lafayette, Louisiana, this 16th day of February, 1999.

Notary Public

My Commission Expires: at death

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public of the 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

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

_____
Notary Public

My Commission Expires: _____

Encumbrances:

Taxes for 1998: A lien, now due and payable.

Subject to all matters shown on the Plan of record in Book 7900, page 268. Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in an instrument of record in Book 7981, page 478, and Book 8038, page 838, and Book 8313, page 17, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

A 2.5 x 25 foot utility anchor easement located on both side lines corner of said lot.

A 5 x 10 foot utility anchor easement located on both side lines corner of said lot.

0552021
IDENTIF. & REFERENCE
99FEB 23 PM 1:27
REGISTER
COUNTY, TN.
9065 02/23 0101 02CHECK 486.45

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0552021
IDENTIF. ↑ REFERENCE

99FEB 23 PM 1:27

REGISTER
DAVIDSON COUNTY, TN.

CAMT
128500.00
CON TX 475.45
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 486.45
CHECK 486.45

02/23/99 01 13:25 0001 9065

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428282