THIS INSTRUMENT WAS PREPARED BY:

KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37024-2127

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00.

Pamela R. Cross
AFFIANT

KIRK C. WAITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Exp. 1/27/2001

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd day of March, 1999

Kirk C. Waite
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Lambert L. Cross	Mortgage Portfolio Services,	48-17
4935 Clarksville Pike	4144 N. Central Expwy. Ste 900	
Whites Creek, TN 37187	Dallas, TX 75204	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **MICHAEL L. COZINE AND WIFE, LINDA C. COZINE** herein referred to as **Grantors** for and in consideration of the sum of ONE HUNDRED NINETEEN THOUSAND AND 00/100 (119,000.00) Dollars to us paid by **LAMBERT L. CROSS AND WIFE, PAMELA R. CROSS**, hereinafter referred to as **Grantees** in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantees, their heirs, successors, and assigns forever:

> BEING a tract of land on the southwesterly margin of Clarksville Highway, and being all of the property described in Deed Book 6907, page 673, Register's Office, Davidson County, Tennessee, and being further described according to a mortgage loan inspection made by Campbell Surveying Co., Inc., 2424 21st Ave. S., Suite 201, Nashville, TN 37212, License No. 1673, dated April 12, 1994, as follows:

BEGINNING at a point on the southwesterly margin of Clarksville Highway, said point being the northwest corner of Fred Graves in Deed Book 3848, page 597, Register's Office, Davidson County, Tennessee, and being the easterly most corner of the herein described tract; thence along said southwesterly margin of Clarksville Highway, N 55 deg. 15 min. W, 225 feet to a point; thence S 24 deg. 25 min. W, 329.7 feet to a point; thence S 53 deg. 56 min. E, 250 feet to a point in the northwesterly margin of Fred Graves; thence N 20 deg. 26 min. E 340.5 feet to a point in the southwesterly margin of Clarksville Highway, being the point of beginning.

Being the same property conveyed to Michael L. Cozine and wife, Linda c. Cozine by deed from Lee Ann Mills Eley, unmarried, and Katherine R. Mills and husband, Isaac Mills of record in Book 10572, page 3, Register's Office for Davidson County, Tennessee.

Said property has an address of:
4935 Clarksville Pike
Whites Creek, TN 37187

4735 03/05 0101 03CHECK 451.30

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

This is IMPROVED property, known as 4935 Clarksville Pike, Whites Creek, Tennessee, 37187.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the

(City or Town) (Postal Zip)

said Grantees, their heirs and assigns forever.

AND THE GRANTORS do hereby bind Grantors' heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantees, their heirs and assigns, against Grantors and Grantors' heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our Hand and Seal this 2nd day of March, 1999.

Michael L. Cozine

Linda C. Cozine

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael L. Cozine and Linda C. Cozine, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and seal this 2nd day of March, 1999.

Notary Public

KIRK C. WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Exp.
1/27/2001

05574388

IDENTIF. & REFERENCE

99MAR-5 PM 4:41

FILED, CORDED AND REGISTERED
DAVIDSON COUNTY, TN.

MAIL ENV.

(P.O. Address) (City or Town) (Postal Zip)

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11371 PG. 665

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

0557438

IDENTIF. & REFERENCE

99 MAR -5 PM 4:41

REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			119000.00
		CON TX	440.30
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	451.30
		CHECK	451.30
03/05/99	01	16:40	0001 4735

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1433903