BOOK 11397 PG. 537

99 MAR 24 AM 10: 13

056501

IDENTIF. & REFERENCE

MAIL ENV.

PREPARED BY AND RETURN TO:

Lender's Title &Escrow LLC
783 Old Hickory Blvd. Suite 103/East
Brentwood, TN 37027
Ph. (615) 376-2261 Fax (615) 376-2265

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Melody K. Swift 2516 Treetop Nashville, TN 37219 99-1-035	North American Mortgage Company 231 East Ave. Albion, NY 14411

TAX MAP - PARCEL NUMBERS: 149-06-0 024.00

WARRANTY DEED

THIS DEED, made and entered into this the 24th day of February, 1999, by and between CROSS INVESTMENTS LLC, hereinafter known as the **GRANTOR**, and MELODY K. SWIFT, hereinafter known as the **GRANTEE**;

Witnesseth:

THAT FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the **GRANTOR** has bargained and sold and does hereby grant and convey unto the **GRANTEE,** their heirs and assigns, with covenants of general warranty of title, the following described property located in Davidson County, Tennessee:

BEING LOT NO. 22 on the Revised plan of Pebble Creek Section 4, of record in Plat Book 5210, page 226, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

BEING PART OF THE PROPERTY CONVEYED to Cross Investments LLC by Deed of record in Book 11052, page 562, said Register's Office.

This is improved property known as: 2516 Treetop, Nashville, TN 37219

2730 03/24 0101 03CHECK 418.00

TO HAVE AND TO HOLD unto the **GRANTEE**, their heirs and assigns, forever. **AND GRANTOR**, for themselves, their heirs and assigns, do further covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance. except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties herein that all taxes for the year ending 1999 are a lien against the property herein conveyed, but are not currently due or payable. Said taxes have been prorated between the parties as of the date of this instrument with the Grantor paying their prorata part thereof to the Grantee who shall be responsible for payment when same become due and payable.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS OUR HANDS on this day and year first above written.

Grantors:

CROSS INVESTMENTS LLC

By: _____
Bill Greer, Manager

STATE OF TENNESSEE

SS:

COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, BILL GREER, who acknowledged himself to be a Manager of CROSS INVESTMENTS LLC, and who acknowledged that he executed the foregoing instrument on behalf of CROSS INVESTMENTS LLC for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 24th day of February, 1999.

My commission expires:
3-17-2002

_____
Notary Public (Seal)

STATE OF TENNESSEE

SS:

COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS MY HAND AND OFFICIAL SEAL, this the 24th day of February, 1999.

_____
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 24th day of February, 1999.

My commission expires:
3/17/2002

_____
Notary Public (Seal)

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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REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	110000.00
CON TX	407.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	418.00
CHECK	418.00

03/24/99 01 10:12 0001 2730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1441816