BOOK 11433 PG. 746

99 APR 15 PM 3:07

FILE BOX 45

WHEN RECORDED RETURN TO REFERENCE

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net
W & I Ref: (cmw) Title No: 40391
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard C. Warner Kathryn Johnson-Warner 229 Bermuda Drive Nashville,TN 37214	Coastal Funding Group 3300 Battleground Ave. Suite 305 Greensboro, NC 27410

TAX MAP-PARCEL NUMBERS: 84-14-168 03DZ 42446

3097 04/15 0101 03CHECK 458.70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David A. Crocker and spouse, Karen N. Crocker,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Richard C. Warner and spouse, Kathryn Johnson-Warner, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 38 on the Plan of Donelson Meadows, Section Two, of record in Book 2133, page 100, said Register's Office.

SAID Lot No. 38 fronts 174.65 feet on the easterly margin of Bermuda Drive and extends back 234.2 feet on the northerly line and 211.0 feet on the southeasterly line to a dead line in the rear, measuring 46.1 feet thereon.

BEING the same property conveyed to David A. Crocker and Karen N. Crocker, husband and wife, by deed from Charles A. Sonn and Joy F. Sonn, husband and wife, of record in Book 9890, page 457, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133, Page 100, said Register's Office, which Plan shows a 70 foot minimum building setback line from Bermuda Drive and 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 229 Bermuda Drive, Nashville, TN 37214, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

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

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GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on March 9, 19 99.

David A. Crocker

David A. Crocker

Karen N. Crocker

Karen N. Crocker

State of Minnesota
County of Stearns

On March 9, 19 99, before me the undersigned authority, personally appeared David A. Crocker and Karen N. Crocker, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Cherylle Ann Wong

Notary Public

My Commission Expires: 1/31/2000

CHERYLE ANN WONG
NOTARY PUBLIC - MINNESOTA
STEARNS COUNTY
My Comm. Expires Jan. 31, 2000

State of Tennessee
County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 121,000.00

X Richard C. Warner

Affiant

Sworn and subscribed before me on APRIL 12, 1999.

Notary Public

My Commission Expires: 3-29-2003

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Wldoc: Deed Wty QDoc

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

05747774

IDENTIFICATION REFERENCE

99 APR 15 PM 3:07

THE STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER

CAMT	12100.00
CON TX	447.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	458.70
CHECK	458.70

04/15/99 01 15:09 0001 3097

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452066