BOOK 11705 PAGE 772

0647111

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99 OCT 15 PM 3:58
REGISTER
DAVIDSON COUNTY, TN.

PICK UP

This Instrument Prepared Without Title Search
From Information and Documents Provided By the Parties By
JOHN T. GWIN, ATTORNEY AT LAW
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
George Alfred McCroskey
677 Long Hunter Court
Nashville, Tennessee 37217

SEND TAX BILLS
Mortgagee

MORTGAGEE:
Charter One Mortgage Co.
P.O. Box 3103
Richmond, VA 23294

MAP AND PARCEL:
Map 135-8-
Parcel 677 CO
FB # 2D-72040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ***Mary L. Cohen***, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ***George Alfred McCroskey***, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 677 of Nashboro Village Nineteen Condominium, as of record in Book 5200, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary L. Cohen by deed dated January 29, 1985, from William L. Culkin, Jr., as of record in Book 6485, page 934, Register's Office for Davidson County, Tennessee.

This is improved property known as 677 Long Hunter Court, Nashville,

This conveyance is made subject to all zoning ordinances, health department rules, and restrictions and easements of record, or which a visual inspection of the property would reveal.

This document prepared from information and documents provided by the parties, no title having been requested by the parties.

Real property taxes for 1999 have been settled between the parties.

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, his heirs and assigns, forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 14th day of October, 1999.

Mary L. Cohen

0420 10/15 0101 03CHECK 191.63

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ***Mary L. Cohen***, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 14th day of October, 1999.

NOTARY PUBLIC

My Commission Expires: January 30, 2001

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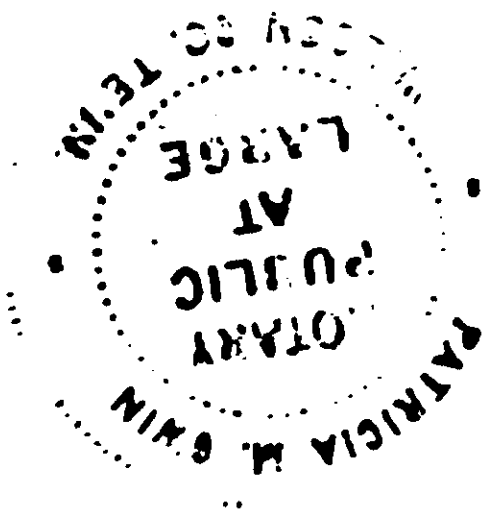
STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is the greater, for this transfer is $ 477372.

Mary F. Cohen
AFFIANT

Subscribed and sworn to before me
this 14 day of October, 1999.

Patricia M. Swin
NOTARY PUBLIC
My Commission Expires: 1-30-2001



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

06471111

IDENTIFICATION/REFERENCE

99 OCT 15 PM 3:58

REGISTER
DAVIDSON COUNTY, TN.

			CAMT	47737.72
			CON TX	176.63
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	191.63
			CHECK	191.63
10/15/99	01	16:01	0001	0420

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1528246