FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,013.43

X Donald C. Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF DECEMBER, 19 84

Notary Public

MY COMMISSION EXPIRES 10/29/1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
DONALD C. LEE (NAME)	EQUITABLE NATIONAL MORTGAGE CO. (NAME)	119-10 120
2721 Hartford Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 105615 (STREET ADDRESS)	6DA-34013
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30348 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THOMAS EDWARD CROMER and wife, CONSTANCE H. CROMER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD C. LEE, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 34 on the Plan of Hidden Acres, of record in Book 1130, page 89, Register's Office for said County.

SAID Lot No. 34 fronts 79.5 feet on the westerly margin of Hartford Drive and extends back 148.8 feet on the northerly line and 148.7 feet on the southerly line to a dead line in the rear, measuring 79.5 feet thereon.

BEING the same property conveyed to Thomas Edward Cromer and wife, Constance H. Cromer by deed from Rodney D. Street and wife, Debra A. Street, of record in Book 5449, page 671, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to EXCHANGE BOND AND MORTGAGE CORPORATION, of record in Book 5449, page 674, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. The said loan now being with EQUITABLE NATIONAL MORTGAGE COMPANY.

01/02 130.10- CHECK

This is unimproved ( ) improved (X) property, known as 2721 Hartford Drive, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 s this 31st day of December, 19 84

Thomas Edward Cromer
THOMAS EDWARD CROMER

Constance H. Cromer
CONSTANCE H. CROMER

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STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named THOMAS EDWARD CROMER and wife, CONSTANCE H. CROMER,

the bargainor__S__, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of DECEMBER, 19 84.

Commission expires 10/29/86

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
THOMAS EDWARD CROMER et ux

CONSTANCE H. CROMER

TO
DONALD C. LEE, a single person

PLEASE FILE BOX "7"

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

FILED
JAN 2 10 39 AM '85
REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

1:74008

OFFICIAL RECEIPT

FELIX Z. WILSON, II

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			36013.43-	CAPT.
			93.60	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	100.10-
			0274A01/02/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7-4008

IDENTIF. REFERENCE

JAN 2 10 39 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97985