FILE BOX "7" FILE NO. 22898 BOOK 7498 PAGE 8

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,855.74

Anita Hulet
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH, 19 88

Janet L. Weis
Notary Public

MY COMMISSION EXPIRES: 1/10/89
(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
J. CRISPIN ASHWORTH (NAME)	BANC PLUS MORTGAGE CORP. (NAME)	128 - 7
539 Armistead Place (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 47524 (STREET ADDRESS)	12
Nashville, Tn. 37215 (CITY) (STATE) (P.O. ZIP)	San Antonio, Texas 78265-6016 (CITY) (STATE) (ZIP)	90 77012

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, GARY STEVEN HULEN and wife, JANICE D. HULEN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. CRISPIN ASHWORTH

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. 2A, Clunan Heights, Section 1, Zone Lot Division, as of record in Book 6250, page 354, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description of metes and bounds.

BEING part of the same property conveyed to Gary Steven Hulen and wife, Janice D. Hulen by deed from John R. Hulen and wife, JoAnn Hulen and Gary Steve Hulen and wife, Janice D. Hulen, of record in Book 6551, page 363, 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 DOMINION BANCSHARES MORTGAGE CORPORATION, of record in Book 6551, page 365, 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. SAID LOAN IS NOW WITH BANC PLUS MORTGAGE CORPORATION.

This is unimproved ( ) improved (X) property, known as 7756 Sawyer Brown Road, Nashville, Tennessee 37221
(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 hands this 11th day of March, 19 88

Gary Steven Hulen
GARY STEVEN HULEN

Janice D. Hulen
JANICE D. HULEN

STATE OF TENNESSEE }
Davidson County }

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named GARY STEVEN HULEN and wife, JANICE D. HULEN

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of March, 1988.

Commission Expires 1-10-89

_____ Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

GARY STEVEN HULEN et ux

JANICE D. HULEN

TO

J. CRISPIN ASHWORTH

15147

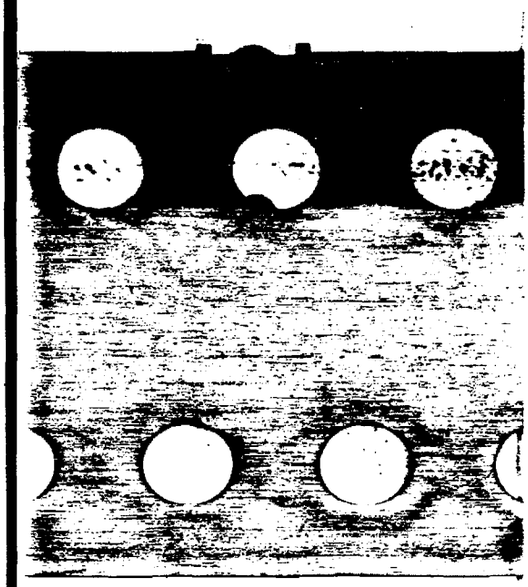
IDENTIFICATION REFERENCE

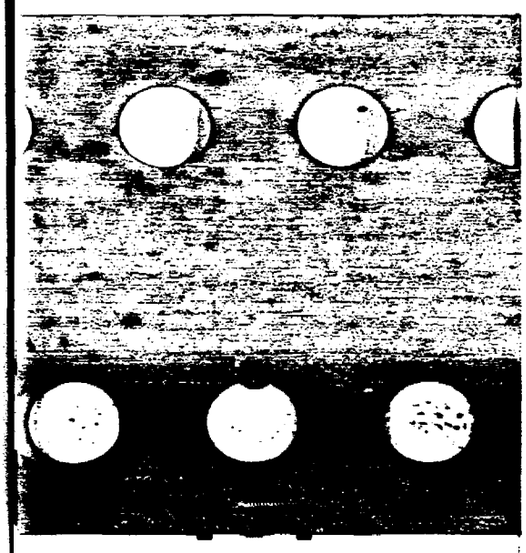
MAR 23 3 43 PM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

RECEIVED 03/23 0101 CHECK

146.22





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7498 PAGE 10

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	49855.74
CON TX	139.72
PRFEE	0.50
WDEED	6.00
TOTAL	146.22
CHECK	146.22

15147

IDENTIFICATION REFERENCE

MAR 23 3 43 PM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

03/23/88 01 15:44 0001 8888

No. 73465