THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Bruce Andrew Quinnell
1401 Harding Place
Nashville, TN 37215

MORTGAGEE:
Sovran Mortgage Corporation
1512 Willow Lawn Drive

Richmond, VA 23230-3479

MAP-PARCEL NUMBERS:
MAP 131-11
PARCEL 42
16DA-30365

1019 07/26 01:01 DAVIDSON 590.60

WARRANTY DEED

BOOK 7609 PAGE 373

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, Orville W. Kronk, Sr. and wife, Iris A. Kronk hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Bruce Andrew Quinnell and wife, Marcia Melodie Mundie Quinnell hereinafter called the Grantee, Grantee's 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. 3 on the Plan of Seven Hills Section 1, as of record in Book 2133, pages 81 and 82, Register's Office for said County, as follows:

BEGINNING on the southerly margin of Harding Place, at the corner of Lots Nos. 2 and 3; thence with the line between said two lots southwardly 260 feet to the corner of Lots Nos. 2, 3 and 4; thence with the line between said Lots Nos. 3 and 4, southeastwardly 59.3 feet to the northwesterly margin of Shy's Hill Road; thence with same, northeastwardly 34 feet to a concrete monument; thence continuing with the same, northeastwardly 98.8 feet to a concrete monument at the beginning of a slight curve; thence around said curve and continuing with the northwesterly and westerly margin of Shy's Hill Road with a radius of 235.4 feet northwardly 190 feet to a concrete monument; thence continuing with said Road northwardly 10 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 25 feet, northwardly 39.3 feet to the southerly margin of Harding Place; thence with same, westwardly 187 feet to the beginning.

Being the same property conveyed to Orville W. Kronk, Sr. and wife, Iris A. Kronk by deed from Jeffrey Jay Cowan and wife, Lynda Dizack Cowan of record in Book 5225, page 54, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2249, page 192, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 1401 Harding Place, Nashville, TN 37215.

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; and Grantor covenants with the said Grantee that Grantor is lawfully seized 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; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 25th day of July, 1988.

Iris A. Kronk

Orville W. Kronk, Sr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of July, 1988, before me personally appeared Orville W. Kronk, Sr. and wife, Iris A. Kronk, 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 that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ___self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that _he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

BOOK 7609 PAGE 374

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 177,000.00 .

Bruce Andrew Quinnell
Affiant

Subscribed and sworn to before me, this the 25th day of July , 1988 .

My Commission Expires: 11-24-88

_____
Notary Public

WARRANTY DEED

from:

Orville W. Kronk, Sr. and wife,
Iris A. Kronk

to:

Bruce Andrew Quinnell and wife,
Marcia Melodie Mundie Quinnell

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

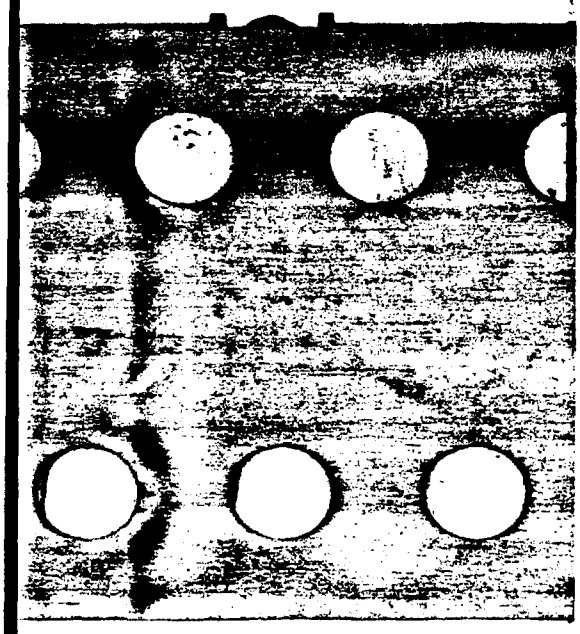
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

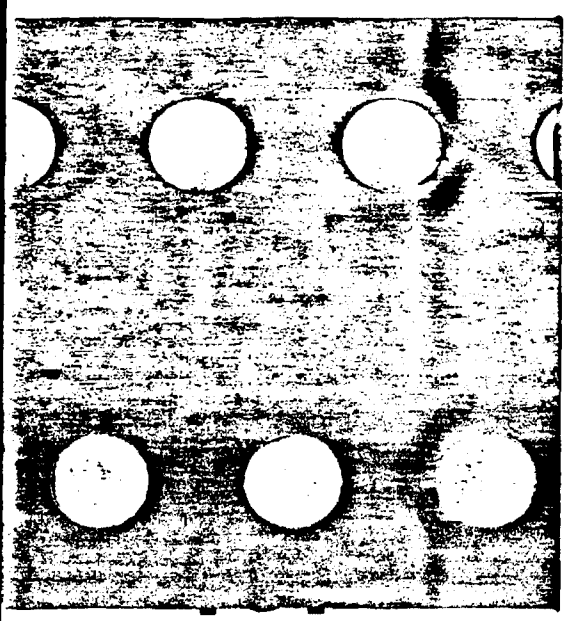
IDENTIFICATION REFERENCE

689259

FILED & RECORDED
DAVIDSON COUNTY, TN
88 JUL 26 AM 10 34

TN-21707





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7609 PAGE 375

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
				CAMT 177000.00
				CON TX 584.10
				PRFEE 0.50
				WDEED 6.00
				TOTAL 590.60
				CHECK 590.60
07/26/88	01			10:35 0001 1019

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52689

IDENTIFICATION REFERENCE

Jul 26 10 34 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 116783