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BOX 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Greg Perfetto
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF August 19 88

Lee E. Cranford
Notary Public

MY COMMISSION EXPIRES: October 19, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lee E. Cranford, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Greg Perfetto (NAME)	Barclay American / Mortgage Corp (NAME)	Map 105-13
1406 Linden Avenue (STREET ADDRESS OR ROUTE NUMBER)	5032 Parkway Plaza Blvd., Bldg 8 (STREET ADDRESS)	Parcel 78
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Charlotte, North Carolina 28217 (CITY) (STATE) (ZIP)	22W-10170

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, James E. Criner, Sr. and wife, Ruth E. Criner and James E. Criner, Jr. and David H. Criner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Greg Perfetto, unmarried

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 the westerly 50 feet of Lot No. 47-A on the Plan of Belmont Land Company's Subdivision called "BELMONT HEIGHTS", as of record in Book 421, page 34, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Linden Avenue and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to James E. Criner, Sr., Ruth E. Criner, James E. Criner, Jr. and David H. Criner by deed from Margaret Fallwell Ellis of record in Book 6002, page 589, Register's Office for Davidson County, Tennessee.

And I, Pat Gunter, wife of the within David H. Criner, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

6460

IDENTIFICATION SEP 2 1 51 PM 88

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

This is improved (XX) unimproved ( ) property, known as 1406 Linden Avenue, Nashville, TN 37212
(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 their hands this 30th day of August, 19 88

James E. Criner, Sr.

Ruth E. Criner

James E. Criner, Jr.

David H. Criner

Pat Gunter

STATE OF ~~TENNESSEE~~ South Carolina
~~Davidson~~ County
Charleston

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Personally appeared before me, Carolyn S Thompson, a Notary Public in and for said County and State, the within named James E. Criner Sr. and Ruth E. Criner

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 Charleston, SC, ~~Tennessee~~, this 26th day of August 1988.

Commission expires 17 MAY 1988

Carolyn S Thompson
Notary Public FOR SOUTH CAROLINA
My Commission expires May 17, 1998

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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

James E. Criner, Sr. and wife, Ruth E. Criner and James E. Criner, Jr. and David H. Criner

TO

Greg Perfetto

320.00

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

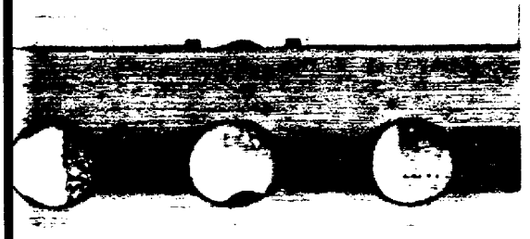
STATE OF TENNESSEE
COUNTY OF DAVIDSON

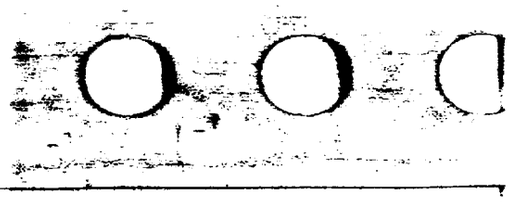
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Criner, Jr., David H. Criner and Pat Gunter, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

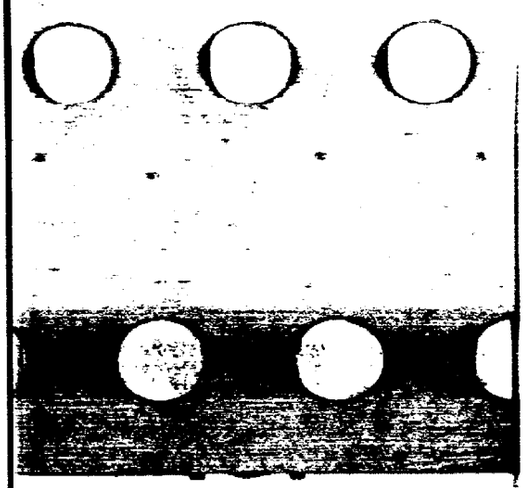
Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 1988.

My Commission Expires: October 19, 1988

NOTARY PUBLIC







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 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	95000.00
BANK	313.50
PRFEE	0.50
WDEED	6.00
TOTAL	320.00
CHECK	320.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/02/88 01 13:51 0001 3642

64603

IDENTIFICATION REFERENCE

SEP 2 1 51 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 130711