Box 27-B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Smith Newton SMITH NEWTON 6144 Robin Hill Road, Nashville, Tenn 37205	BancBoston Mortgage Corp. ATTN: Tax Department P.O. Box 44090 Jacksonville, TN 32231	Map and Parcel 120-01-118

This instrument prepared by: Cindy S. Smith, Attorney at Law,
2525 Lebanon Road, Nashville, Tennessee 37214 (Box 27-Bottom)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Charles A. Hale, Jr., and wife, Susan M. Hale,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Smith Newton, unmarried,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 172 and the northerly one-half of Lot No. 171 on the Map of Stardust Acres, of record in Book 1424, Page 92, said Register's Office.

Said Lot No. 172 and the northerly one-half of Lot No. 171 front 90 feet on the west side of Saturn Drive and run back between parallel lines 180 feet to the rear line, measuring 90 feet thereon.

Being the same property conveyed to Charles A. Hale, Jr., and wife, Susan M. Hale, by deed from Charles A. Hale, Sr., and wife, Ruth M. Hale, of record in Book 7356, Page 306, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1239 Saturn Drive, Nashville, Tennessee 37217.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of Record in Book 1424, Page 92, said Register's Office and all matters therein; (2) Deed of Trust of record in Book 7447, Page 870, said Register's Office; (3) Any and all zoning regulations, building restrictions, setback lines, easements of record and rights-of-way for public utilities of record.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantees of an indebtedness secured by a Deed of Trust of record in Book 7447, Page 870, said Register's office. The principal balance assumed by the Grantees being $69,421.82.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $69,421.82.

Smith Newton
Affiant

Subscribed and sworn to before me this 3rd day of February, 1990.

Cindy S. Smith
Notary Public
My Commission Expires 11/12/90

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of February, 1990.

Charles A. Hale, Jr.
Charles A. Hale, Jr.

Susan M. Hale
Susan M. Hale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Charles A. Hale, Jr., and wife, Susan M. Hale, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

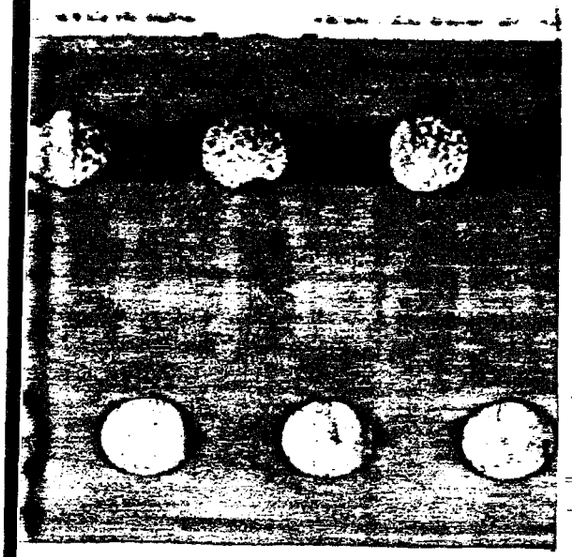
Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February, 1990.

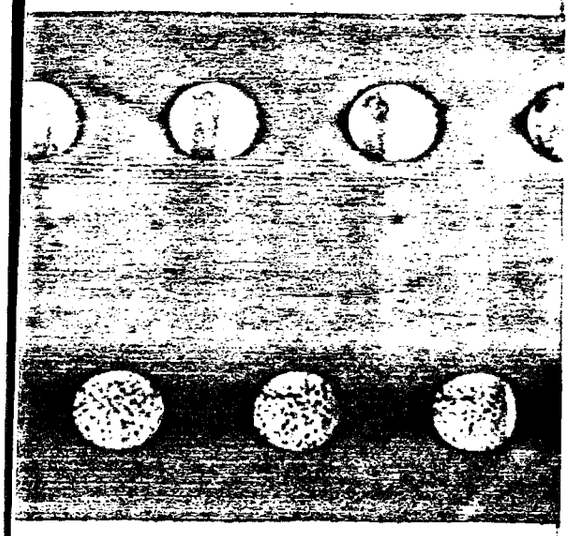
Cindy S. Smith
Notary Public
My Commission Expires: 11/12/90

5731 02/26 0101 03CHECK 236.02

IDENTIF. REFERENCE
FEB 26 11 56 AM '90
DAVIDSON COUNTY TN.

06283





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

RECEIVED OF _____

FOR _____

BOOK 8052 PAGE 82

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
				CAMT 69421.82
				CON TX 229.02
				PRFEE 1.00
				WDEED 6.00
				TOTAL 236.02
				CHECK 236.02
		02/26/90	01	11:54 0001 5731

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06283

IDENTIF. REFERENCE

FEB 26 11 56 AM '90

DAVIDSON COUNTY TN.

No. 295699