BOOK 8176 PAGE 759 FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF August 1990

Notary Public

MY COMMISSION EXPIRES 5-8-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Timothy A. Hunt (NAME)	Countrywide Funding Corporation (NAME)	86-0-4-0-A
405 Old Oak Way (STREET ADDRESS OR ROUTE NUMBER)	155 N. Lake Ave., P. O. Box 7137 (STREET ADDRESS)	63CO
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Pasadena, CA 91109-7137 (CITY) (STATE) (ZIP)	04D93341

FOR AND 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, SB & MG Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy A. Hunt and wife, Nancy H. Hunt

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:

BEING Lot No. 48, on the plan of Oakcrest, Phase 2A, of record in Plat Book 6900, Page 881, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to SB & MG Corporation by deed from David H. Parker, Trustee, of record in Book 8176 Page 757, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7308, Page 874, Register's Office for said County.

This conveyance is subject to a Sewer Easement, of record in Book 7233, page 802, said Register's Office.

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS
Aug 17 9 28 AM '90
TENNESSEE REAL ESTATE TRANSFER

50153

unimproved ( ) This is improved (XX) property, known as 405 Old Oak Way, Hermitage, TN 37076
(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 heir 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 covey 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 my hand this 15th day of August, 1990

SB & MG Corporation

By: Frank C. Batson, Pres

Frank C. Batson, President

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____ (or proved to me on the basis of satisfactory evidence

the bargainor _____, with whom I am personally acquainted/and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon his oath/~~they severally swear~~ acknowledged (himself/~~themselves~~) to be the President and _____ respectively of the SB & MG Corporation the within named bargainor, and corporation, and that (he) as such President (they) and XXXX being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Frank C. Batson as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 1st day of August 19 90

My commission expires 5-8-91

_____
Notary Public

WARRANTY DEED

FROM

SB & MG Corporation

TO

Timothy A. Hunt
Nancy H. Hunt

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

0793 08/17 0101 CHECK 432.70

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 129000.00
CON TX 425.70
PRFEE 1.00
WDEED 6.00
TOTAL 432.70
CHECK 432.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/17/90 01 09:30 0001 0793

50153

IDENTIFICATION REFERENCE

Aug 17 9 20 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENNESSEE

No. 347216