8297 : 30

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SAFETRANS 10125 CROSSTOWN CIRCLE STE 380 EDEN PRAIRIE, MN 55344 GR90-2405	SunTrust Mortgage, Inc. (NAME) P. O. BOX 105277 (STREET ADDRESS) Atlanta, GA 30348-5277 (CITY) (STATE) (ZIP)	Map 177-9B Parcel 17

Address of New Owner: Betty Joyce Ralston
132 Longwood Place, Nashville, TN 37215

THIS INDENTURE, made and entered into this 29th day of August, 19 90, by and between

RONALD KING HARDAWAY AND WIFE, ANNICE P. HARDAWAY party of the first part, and

Betty Joyce Ralston, unmarried party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in _____ County of DAVIDSON State of Tennessee,

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Longwood, of record in Book 5200, page 86, Register's Office for Davidson County, Tennessee, as revised in Book 5419, page 183, Register's Office for Davidson County, Tennessee, as to floor areas and lot coverage.

Said Lot No. 17 fronts 60.00 feet on the northerly margin of Longwood Place and extends back between parallel lines, 95.00 feet, to a line in the rear measuring 60.00 feet thereon. *

Being the same property conveyed to Ronald King Hardaway and wife, Annice P. Hardaway by deed from Creason Clayton Construction Company, Inc., of record in Book 5544, page 857, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby convenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

*This description is the same used in the previous deed of record.

Ronald King Hardaway

Annice P. Hardaway

INDIVIDUAL

STATE OF ~~TENNESSEE~~ California

COUNTY OF Orange

Personally appeared before me, Marianne Benson, a Notary Public of said County and State, Ronald King Hardaway and Annice P. Hardaway, husband and wife, the within named bargainor, 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, at office, this 29th day of August, 19 90.

My Commission Expires 13th day of October, 1992.

MARIANNE BENSON

Marianne Benson

Notary Public

1, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 144,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of February, 19 91

NOTARY PUBLIC

My commission expires 4-13-91

PROPERTY ADDRESS:

132 Longwood Place, Nashville, TN

OFFICIAL SEAL
MARIANNE BENSON
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Exp October 13 1992

F 1890 R. 8/86

Chicago Title Insurance Company
61 Adams Ave.
Memphis, Tennessee 38103

WARRANTY DEED

FROM

TO

BOOK 8297 PAGE 304

FEB 22 1 53 PM '91

FELIX Z. DUDLEY, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. TREFERENCE

Compliments of

Chicago Title Insurance Company
61 Adams Avenue
Memphis, Tennessee 38103

9 4 5 6 7

ATTORNEY IN FACT

STATE OF TENNESSEE,
COUNTY OF

On this _____ day of _____, 19_____, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____ acknowledged that ___he___ executed the same as the free act and deed of said _____.

Witness my hand, at office, this _____ day of _____, 19_____.

_____
Notary Public

My Commission Expires _____ day of _____, 19_____.

8912 02/22 0101 03CHECK 482.20

CORPORATE

STATE OF TENNESSEE,
COUNTY OF

Before me, _____, a Notary Public of said 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 (or herself) to be _____ of the _____, the within named bargainor, 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 (or herself) as _____.

Witness my hand and seal, at office in _____, this the _____ day of _____, 19_____.

_____
Notary Public

My Commission Expires _____ day of _____, 19_____.

PARTNERSHIP

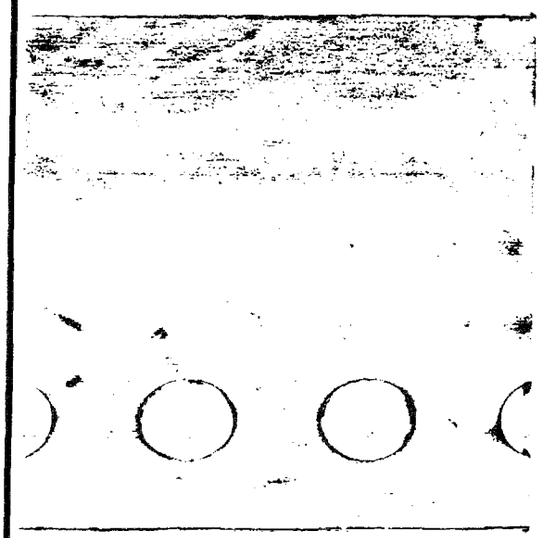
STATE OF TENNESSEE,
COUNTY OF

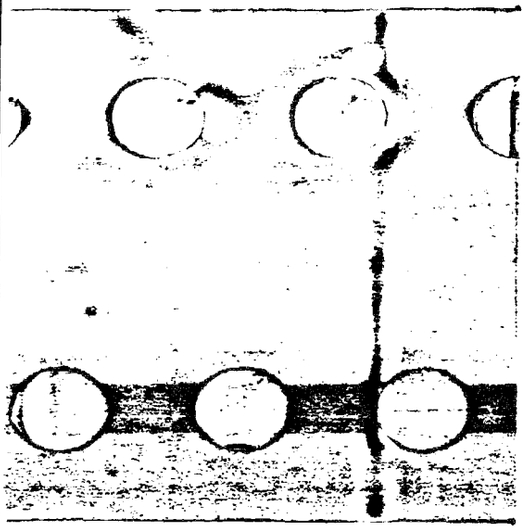
Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of _____, the within named bargainor, a partnership, and that ___he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

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

_____
Notary Public

My Commission Expires _____ day of _____, 19_____.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8297 PAGE 305

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 144000.00
				CON TX 475.20
				PRFEE 1.00
				WDEED 6.00
				TOTAL 482.20
				CHECK 482.20
02/22/91		01		13:52 0001 8912

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94597.

IDENTIF. REFERENCE

FEB 22 1 53 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 399168