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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~22nd~~ 31st DAY OF ~~April~~ May, 19 91

Notary Public

MY COMMISSION EXPIRES: 3-3-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
James R. (Hap) Hewgley, Trustee (NAME)	James R. (Hap) Hewgley, Trustee (NAME)	104-14-F-5
4400 Harding Rd., #204 (STREET ADDRESS OR ROUTE NUMBER)	4400 Harding Rd., Suite 204 (STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	

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~~ I, Janice A. Bernardo joined by her spouse, J. Michael Crane

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. (Hap) Hewgley, Trustee, with full powers to mortgage sell, encumber, restrict and/or convey without the joinder of any beneficiary

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 Unit No. 5 on the Final Plat of Woodlawn Court Condominiums as of record at Book 6900, page 862, and as set forth in the Master Deed of record at Book 7792, page 360, Register's Office Davidson County, Tennessee, to which reference is hereby made and the same incorporated herein for a complet description of said unit, and also together with a 1/14th undivided interest in the common elements as therein defined.

Being all the same property conveyed to the grantor herein by deed of record at Book 7927, page 898, said Register's Office.

This conveyance is subject to 1991 property taxes, which have been prorated this date and the grantee assumes in full, and to the terms, conditions, limitations, rights of liens and/or assessments, restrictions, rights and/or privileges contained in instruments at Book 6900, page 862 (plat), Book 7792, page 360 (Master Deed) and Book 7264, page 166 (Storm Water Agreement); and, further subject to and as part of the consideration for this transfer is the grantee's express agreement to assume and pay that unpaid balance of that certain note dated August 31, 1989, secured by Deed of Trust at book 7927, page 901, said Register's Office, as stated and according to the terms and conditions as set forth in said note and Deed of Trust.

Grantor does hereby also transfer and convey any and all right to the escrow account held in connection with said Deed of Trust, if any, and to the Homeowner's Association account in connection with said unit and its association.

~~unimproved~~ ( ) This is improved ~~XX~~ property, known as 2838 Woodlawn Dr., Nashville, TN 37215
(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 my hand this 22nd day of April, 19 91

Janice A. Bernardo

J. Michael Crane, who joins herein for the sole and express purpose of conveying any and all right, title and interest he has in said property by virtue of his marital status with grantor but not otherwise

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Marbut Glenn Gaston, Jr. a Notary Public in and for said County and State, the within named Janice A. Bernardo, and J. Michael Crane

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 ~~22nd~~ 30th day of ~~April~~ May, 19 91.

Commission Expires 3-3-92

Marbut Glenn Gaston
Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ 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 as _____.

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

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM Janice A. Bernardo

TO James R. (Hap) Hewgley, Trustee

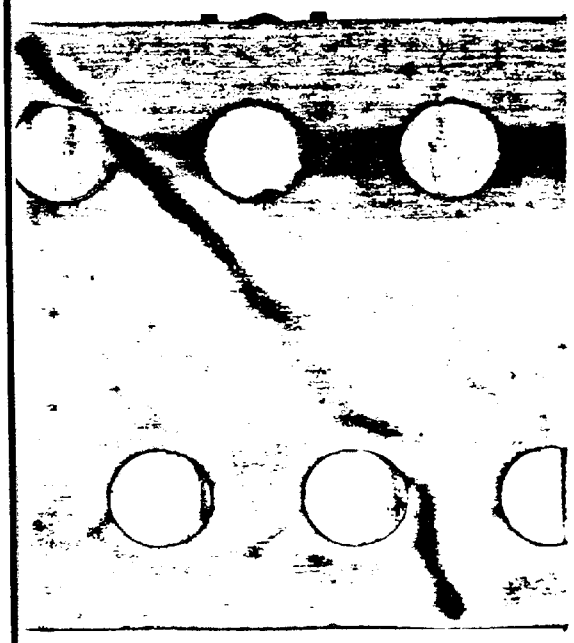
ATTORNEYS TITLE
A Minnesota Title Company

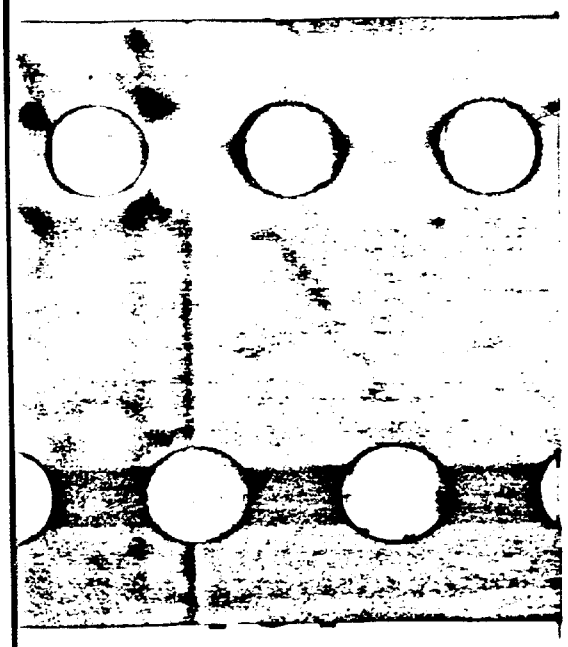
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

19284

JUN 4 11 56 AM '91

0383 06/04 0101 03CHECK 424.45





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 126500.00
CON TX 417.45
PRFEE 1.00
WDEED 6.00
TOTAL 424.45
CHECK 424.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/04/91 01 11:59 0001 0383

19284

FILE WITH REFERENCE

JUN 4 11 56 AM '91

No. 427463