Ex 1

BOOK 8633 PAGE 844

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,430.49

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 19 92

Notary Public

MY COMMISSION EXPIRES: October 1995

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary E. Fisher, Attorney, 2711 Murfreesboro Rd. #105, Antioch, TN 37013

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | Mortgagee: and Send Tax Bill To: | MAP-PARCEL NUMBERS |
|---|---|---|
| Peter Crespo (NAME) | Real Estate Financing, Inc. (NAME) | 150-11-0 |
| 309 Oak Timber Court (STREET ADDRESS OR ROUTE NUMBER) | 605 South Perry Street (STREET ADDRESS) | 263.00 |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | Montgomery, Alabama 36101-0669 (CITY) (STATE) (ZIP) | 02DX 05988 |

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, Major Jackson Hurst, Jr. and wife, Carmen M. Hurst

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter Crespo and wife, Rosemarie Crespo

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 Lot No. 75 on the Plan of Lake Towne Park, Section 2, of record in Plat Book 6900, Page 111, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Major Jackson Hurst, Jr. and wife, Carmen M. Hurst by deed of record in Book 7263, Page 394, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Bailey Mortgage Company of record in Book 7263, Page 397 and assigned to Real Estate Financing, Inc., said Register's Office with a present unpaid balance of approximately $72,430.49, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This is ( ) unimproved (XX) improved property, known as 309 Oak Timber Court, Antioch, TN 37013
(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 our hand s this 21st day of May, 19 92

Major Jackson Hurst Jr. — Carmen M. Hurst

Major Jackson Hurst, Jr. — Carmen M. Hurst

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Major Jackson Hurst, Jr. and wife, Carmen M. Hurst

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 Antioch, Tennessee, this 21st day of May, 19 92.

Notary Public

Commission Expires October 2, 1995

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
Major Jackson Hurst, Jr. and wife, Carmen M. Hurst

TO
Peter Crespo and wife, Rosemarie Crespo

0074 05/26 0101 93CHECK 297.08

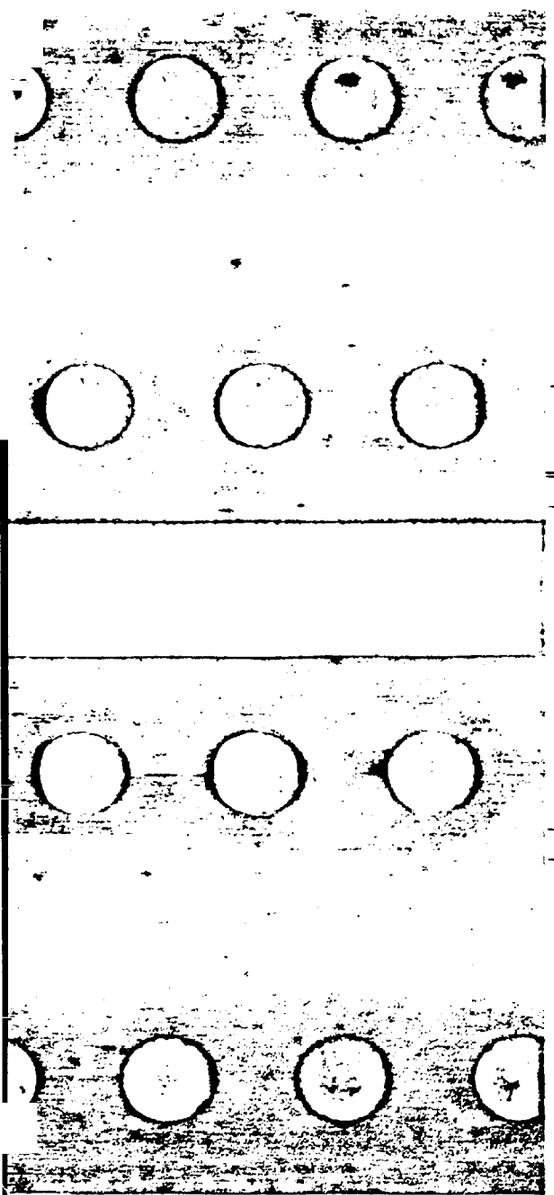
Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

IDENTIF. REFERENCE

MAY 26 1 52 PM '92

DAVIDSON COUNTY TN.

13222



**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 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 78430.49
CON TX 290.08
PRFEE 1.00
WDEED 6.00
TOTAL 297.08
CHECK 297.08

05/26/92 01 13:51 0001 0074

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3222

IDENTIF. REFERENCE

MAY 26 1 52 PM '92

FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.

No. 534233