File 13325 File Box 9B
(First Title & Escrow)
This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

0095307

IDENTIF. & REFERENCE

BOOK 9779 PG 686

95 AUG 31 AM 10:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Address New Owner:
Ronald C. Croone
Rita Croone
Annika Croone
3135 Long Blvd., Unit 3
Nashville, TN 37203

Send Tax Bills to
Boatmen's National
Mortgage, Inc.
P. O. Box 502500
St. Louis, MO 63150-2500

Tax Information:
Map: 104-2-J
Parcel: 3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LONG AVENUE ASSOCIATES, a joint venture, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to RONALD C. CROONE and wife, RITA CROONE, and ANNIKA CROONE, unmarried, as joint tenants with right of survivorship and not as tenants-in-common, (the "Grantees"), their heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is improved property located at 3135 Long Boulevard, Unit 3, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 1995.

LONG AVENUE ASSOCIATES,
a joint venture

By: IGP, a Tennessee general partnership, its sole remaining venturer

By: _____
George E. Mudter, Jr.
Managing Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE E. MUDTER, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Managing Partner of IGP, the sole remaining venturer of Long Avenue Associates, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 25th day of August, 1995.

_____
Notary Public

KAREN FORD MARLIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5/23/98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

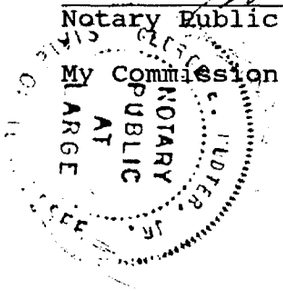
The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

Subscribed and sworn to before me,
this 25th day of August, 1995.

Notary Public

My Commission Expires: 11/27/96



3:GEM:0823952.VJ

Exhibit "A"

Land in Davidson County, Tennessee, being Unit C, together with the appurtenant interest in the common elements of West End Park Condominiums, a horizontal property regime established by Master Deed, of record in Book 6991, page 914, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 20 on the Plan of Revised Map of West End Park, of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Long Avenue Associates, a joint venture, by deed from Hugh Howser, Jr., Trustee, of record in Book 7507, page 839, Register's Office for Davidson County, Tennessee.

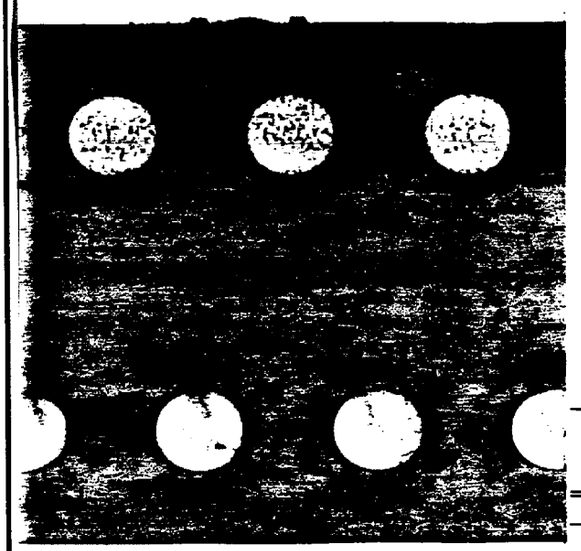
Exhibit "B"

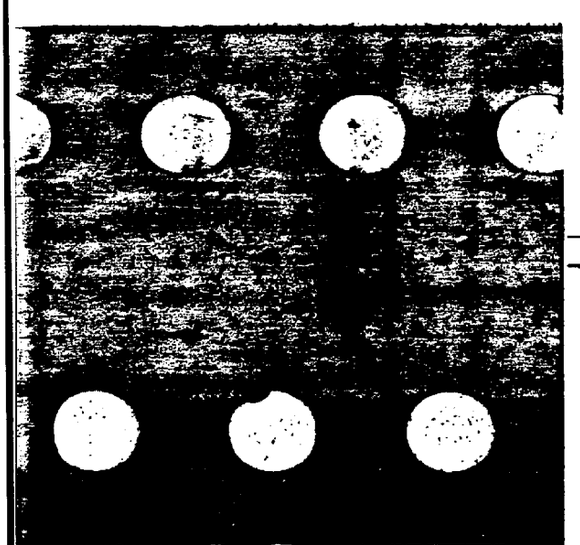
1. Taxes for 1995 which have been prorated and assumed by Grantee.

2. Deed of Trust of record in Book 7507, page 851, Register's Office for Davidson County, Tennessee.

3. Master Deed and By-Laws for West End Park Condominium of record in Book 6991, page 914, Register's Office for Davidson County, Tennessee.

9759 08/31 0101 03CHECK 335.50





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

RECEIVED OF _____

FOR _____

BOOK 9779 PG 691

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	75000.00
CON TX	314.50
PRFEE	1.00
WDEED	20.00
TOTAL	335.50
CHECK	335.50

08/31/95 01 10:07 0001 8759

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0095307
IDENTIF. # REFERENCE

95 AUG 31 AM 10:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.947674