60

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

10036 PG 350

WARRANTY DEED

ADDRESS NEW OWNER:
Veronica J. Kremer
2308 Tally Green Court
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
GMAC Mortgage Corporation of PA
8360 Old York Road
Elkins Park, PA 19117-1590

MAP AND PARCEL:
MAP 73-11
GROUP
PARCEL 120

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Gregory P. Hunter, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Veronica J. Kremer, unmarried, hereinafter called the Grantee, his 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. 2-B on the Plan of Zone Lot Division of Lots Nos. 2, 3, 6, & 7 Tally Green, of record in Book 6250, page 73, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Gregory P. Hunter, unmarried, by deed from Mark D. Carver and wife, Tammy H. Carver of record in Book 8957, page 766, Register's Office for Davidson County, Tennessee.

This is improved property known as 2308 Tally Green Court, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Veronica J. Kremer, unmarried, her heirs and assigns, forever; and I, Gregory P. Hunter, unmarried, does covenant with the said Grantee that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of April, 1996.

Gregory P. Hunter

IDENTIF. ↑ REFERENCE 011583

96 MAY -2 AM 10:52
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

BOOK 10036 PG 351

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gregory P. Hunter, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 29th day of April, 1996.

NOTARY PUBLIC Robert M. Loffi

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 65,000.00.

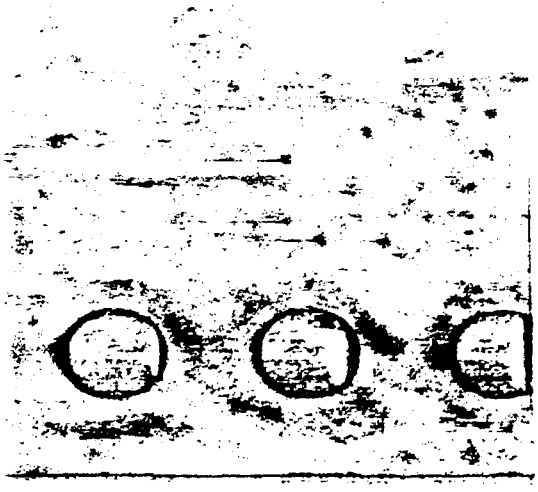
AFFIANT

Subscribed and sworn to before me this 29th day of April, 1996.

NOTARY PUBLIC Robert M. Loffi

My Commission Expires: November 20, 1996

7050 05/02 1101 03CHECK 249.50



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

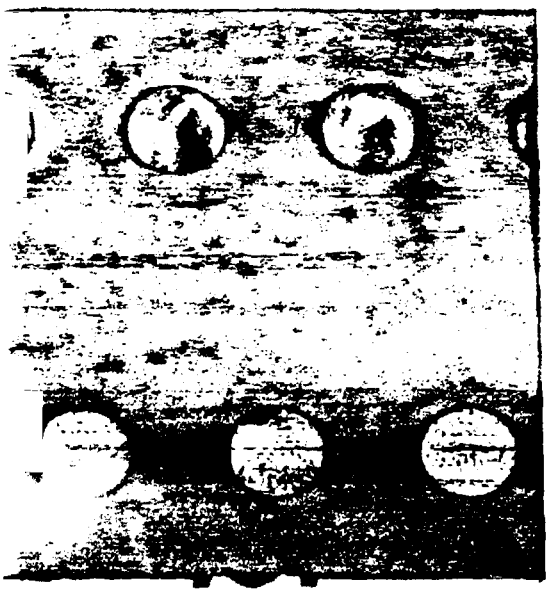
RECEIVED OF _____

FOR _____

BOOK 10036 PG 352

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	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	8.00
TOTAL	249.50
CHECK	249.50

05/02/96 01 10:57 0001 7050

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177583
IDENTIF. ↑ REFERENCE

96 MAY -2 AM 10:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1035084