Bof 61

INSTRUMENT PREPARED BY: FILE #: T-4416-CRONK

FIRST TITLE CORPORATION
1161 Murfreesboro Rd. Ste 324
Nashville, TN 37217

BOOK 10292 PG 559

WARRANTY DEED

NEW OWNER NAME: James Randall Cronk	SEND TAX BILL TO: SAME	MAP PARCEL NUMBER: 143-2-A-030.00
STREET ADDRESS: 516 Harpeth Trace Drive	STREET ADDRESS:	
CITY STATE ZIP Nashville, TN 37221	CITY STATE ZIP	

THIS INDENTURE, made and entered into this 11th day of December, 1996, by and between Herbert S Schwartz by AIF Susan J Schwartz and wife, Susan J. Schwartz parties of the first part, and James Randall Cronk, 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, and 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 Davidson County of the State of Tennessee, to-wit:

A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 30 on the Plan of Harpeth Trace Estates, Phase Three, of record in Book 5200, Pages 751-753, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Herbert S Schwartz and wife, Susan J. Schwartz by deed of record in Deed Book 7256, Page 425, Register's Office for said County.

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 covenant with the said party of the second part that he has 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 they 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.

Herbert S Schwartz by AIF Susan J Schwartz

Herbert S Schwartz by AIF Susan J Schwartz

Susan J. Schwartz

025647O
IDENTIF. ↑ REFERENCE

96 DEC 17 AM 9:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

ACKNOWLEDGEMENT PAGE OF WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, Herbert S Schwartz by AIF Susan J Schwartz and , Susan J. Schwartz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness by Hand at office, this 11th day of December, 1996.

My Commission Expires:
5/30/99

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Patricia Kay Neal
Notary Public

I, 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 $219,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michael M Neal
Affiant

Subscribed and sworn to before me this 11th day of December, 1996.

Patricia Kay Neal
Notary Public PATRICIA KAY NEAL

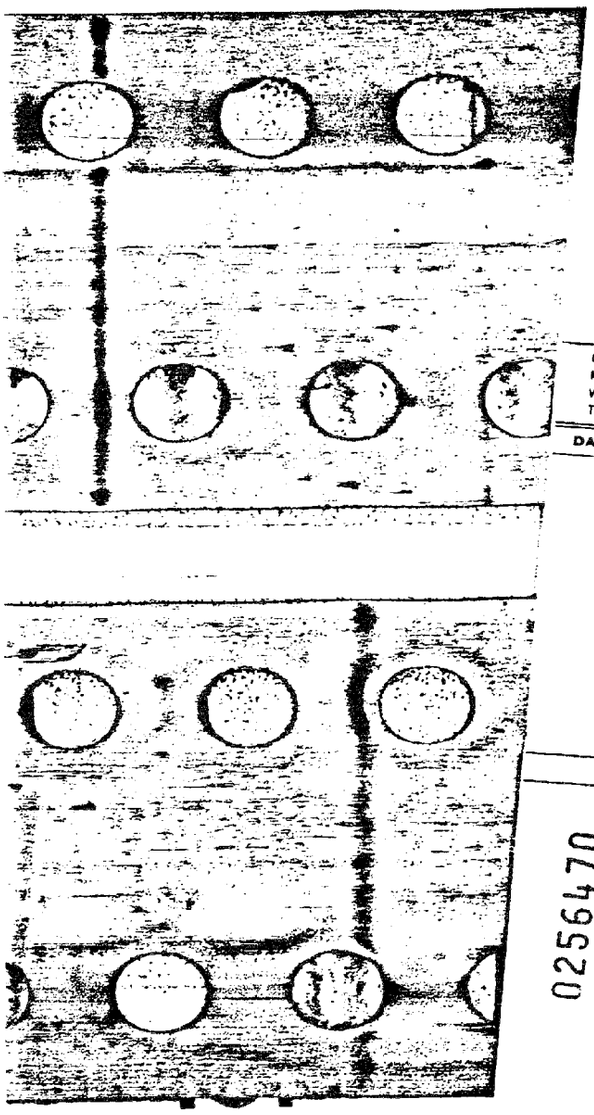
My Commission Expires:
5/30/99

PROPERTY ADDRESS:
516 Harpeth Trace Drive
Nashville, TN 37221

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 1999

6407 12/17 0101 03CHECK 822.63



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

RECEIVED OF _____

FOR _____

BOOK 10292 PG 561

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	219900.00
			CON TX	813.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	822.63
12/17/96	01		CHECK	822.63
			09:35 0001 6407	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256470
IDENTIF. & REFERENCE

96 DEC 17 AM 9:3

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1099012