FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 19 98

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: 1/26/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lorne P. Nightingale	GMAC Mortgage Corporation of PA	MAP 161-4
(NAME)	(NAME)	
301 April Lane	100 Witmer Road	PARCEL 48
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Horsham, PA 19044-0963	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Leonard S. Hunter and wife, Mary M. Hunter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lorne P. Nightingale

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 Lot No. 32, on the Map of Goodrich Heights Subdivision, of record in Book 2663, Page 60, Register's Office for Davidson County, Tennessee.

SAID Lot No. 32 begins at a point in the south margin of April Lane, being the common corner of Lots Nos. 32 and 33; and extends south 115.0 feet along the common line of Lots Nos. 32 and 33, to a concrete monument which marks the common corners of Lots Nos. 31, 32, and 33; thence 125.0 feet east to a point in the west margin of Raywood Lane, the common corner of Lots Nos. 31 and 32; thence north 90.0 feet along the west margin of Raywood Lane to a concrete monument which marks the beginning of a curve with a radius of 25.0 feet; thence to the left 39.27 feet around said curve to a concrete monument in the south margin of April Lane; thence 100.0 feet to the beginning.

BEING the same property conveyed to Leonard S. Hunter and wife, Mary M. Hunter by deed from James Cooper Wood and wife, Marjorie W. Wood and James Cooper Wood, Jr. and wife, Diane D. Wood, of record in Book 8168, Page 149, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2794, Page 363; Book 2864, Page 198; and Book 3577, Page 252, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 301 April Lane, Nashville, TN 37211
(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 31st day of December, 19 98

Leonard S. Hunter by Mary Muse - Atty. in fact
Leonard S. Hunter

Mary Muse Hunter
Mary M. Hunter

BOOK 45

STATE OF TENNESSEE
COUNTY OF

BOOK 11288 PAGE 957

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Mary M. Hunter, 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 on behalf of Leonard S. Hunter as his Attorney in Fact as the free act and deed of the within named Leonard S. Hunter.

Witness my hand and official seal at Nashville, Tennessee the 30th day of December, 1998.

My Commission Expires: 1/26/02 Marie Bradford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary M. Hunter, 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 my hand and official seal at Nashville, Tennessee, this 30th day of December, 1998.

My Commission Expires: 1/26/02 Marie Bradford

BOX 45

LEGAL DESCRIPTION CONTINUATION

Power of Attorney of record in Book 11249, Page 211, Register's Office for said County.

0401 01/08 0101 03CHECK 299.90

0534503

99 JAN -8 PM 12:50

IDENTIF. & REFERENCE

WILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11288 PAGE 959

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0534503

IDENTIF. & REFERENCE

99 JAN -8 PM 12:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	77000.00
CON TX	284.90
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	299.90
CHECK	299.90

01/08/99 01 12:48 0001 0401

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409772