After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

BOOK 11465 PG. 40

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Steven Carter and wife, Louanne Carter** (hereinafter referred to as "Grantors") have this day bargained and sold and does hereby transfer and convey unto **Dean R. Cronkhite,** (hereinafter referred to as "Grantees")their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, his/her/their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 29 day of April, 1999.

Steven Carter

Louanne Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Steven Carter and wife, Louanne Carter, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

Witness my hand and official seal this 29 day of April, 1999.

Grant B. Stockton
Notary Public

My Commission Expires: _____

GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

99116605832223
RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.
99 MAY -5 PM 3:10
KEITH MCDONOUGH
REGISTER
312.25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29 day of April, 1999.

Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

THIS INSTRUMENT PREPARED BY:

Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

MAP AND PARCEL NUMBERS: Map 84 Group 11 Parcel 173.00

ADDRESS NEW OWNER:
Dean R. Cronkhite
2300 Weona Drive
Nashville, TN

SEND TAX BILLS TO:
Same

EXHIBIT A

Beginning at a point in the easterly margin of Denneywood Drive at the corner of Lots 188 and 189; thence with the line between said lots, easterly 120 feet to a corner of Lot 187; thence with the line between lots 187 and 188, southerly 110 feet to the northerly margin of Weona Drive; thence with the margin of the same westerly 100 feet to the beginning of a curve; thence around said curve northwesterly 32.42 feet to the easterly margin of Dennywood Drive; thence with the margin of the same northerly 90 feet to the point of beginning.

Being the same property conveyed to Steven Carter and wife, Louanne Carter by Deed from Iva Dean Wilson, widow, dated January 4, 1995 and recorded January 4, 1995 in Book 9563, Page 596, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11465 PG. 43

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

0583223

IDENTIFICATION REFERENCE

99 MAY -5 PM 3:10

DAVIDSON COUNTY, TN

CAMT	80500.00
DON TX	297.85
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	312.85
CHECK	312.85

05/05/99 01 15:13 0001 2077

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456755