Instr:200004030033113 Page: 1 OF 2
REC'D FOR REC 04/03/2000 3:09:37PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $554.63

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys at Law
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17051

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $149,900.00

Carolyn Rae Webb
Affiant

Subscribed and sworn to before me, this 31st day of March, 2000.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
CAROLYN R. WEBB	FIRST TRUST MORTGAGE COMPANY	MAP 118-13
964 Graybar Lane	P.O. Box 17257	PAR 80
Nashville, TN 37204	Memphis, TN 38187-0257	FB 16DA4060

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, MICHAEL D. CRONIC AND WIFE, MARGARET DEAL CRONIC, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CAROLYN R. WEBB, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 964 Graybar Lane, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, 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 "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2000.

MICHAEL D. CRONIC

MARGARET DEAL CRONIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL D. CRONIC AND MARGARET DEAL CRONIC, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2000.

My Commission Expires:

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Part of Noel's Estate Yearwood Subdivision, as of record in Plat Book 1424, page 48, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael D. Cronic and wife, Margaret Deal Cronic, by deed from Marie B. Scruggs, unmarried, of record in Book 9290, page 640, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 1424, page 48, said Register's Office.