THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***44,501.25.

Affiant

Subscribed and sworn to before me this 13th day of March, 2002.

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 03/14/02 14:18 2pgs
Fees:13.00 Taxes:164.65
20020314-0032486

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

ADDRESS OF NEW OWNER

JAMES M. WINGO
618 Shelby Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO

James M. Wingo
870 Pinnacle Hill Road
Kingston Springs, Tennessee 37082

MAP & PARCEL NOS.

MAP 93-4
PARCEL 45

SPECIAL WARRANTY DEED

I, Travis Shane Cron, married (hereinafter called the "GRANTOR") for and in consideration of the sum of TEN AND 00/100 DOLLARS ($***10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, and in further consideration of the satisfaction of Grantor's liability under that certain Deed of Trust Note (herein "Note") dated March 1, 2001, in the original principal amount of Forty Four Thousand Five Hundred Dollars ($***44,500.00), executed and delivered by Grantor and payable to the order of James M. Wingo, (hereinafter called the "GRANTEE") do hereby grant, bargain, sell, transfer and convey unto James M. Wingo, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 154 in Williams Addition to Edgefield, now East Nashville, of record in Book 21, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Travis Shane Cron, married, by deed from James M. Wingo, unmarried, of record as Instrument No. 20010305-0020710 in the Register's Office for Davidson County, Tennessee.

ELIZABETH GARLAND CRON, spouse of Travis Shane Cron, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 618 Shelby Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the year 2001 and for the current year.

2. Matters, if any, shown on the plan of Williams Addition to Edgefield of record in Book 21, page 60, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This Deed is an absolute conveyance of Grantor's right, title and interest in the aforesaid real property and is not intended as a mortgage, trust, conveyance or security of any kind. The consideration therefore, in addition to that set forth above, is the full release and discharge of all debts, obligations and charges heretofore subsisting on account of and by the terms of that certain Deed of Trust between Travis Shane Cron, married, as Grantor, Phillip L. Davidson, as Trustee, and James M. Wingo as beneficiary, dated March 1, 2001, in the original principal sum of $***44,500.00 and recorded as Instrument No. 20010305-0020711 in the Register's Office for Davidson County, Tennessee, and the Deed of Trust Note secured thereby; this conveyance completely satisfying said obligations and terminating any security instruments given in connection therewith and any effect thereof in all respects.

IN WITNESS WHEREOF I have hereunto set my hand on this the 13th day of March, 2002.

TRAVIS SHANE CRON

ELIZABETH GARLAND CRON

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 Travis Shane Cron and Elizabeth Garland Cron, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of March, 2002.

Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee