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APR 11 3 30 PM '86

FELIX Z. WALDSCHMIDT REGISTER DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

C - I - U S

This Instrument Prepared By:

COSNER & WALDSCHMIDT
20th Floor, First American Center
Nashville, TN 37238

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Map and Parcel No.
RONALD C. WILKERSON 116 Grandview Circle Old Hickory, Tennessee 37138	Merrill Lynch Mortgage Corporation P.O. Box 85466 San Diego, California 92138-5366	27W-27360 72-1414

FOR AND IN CONSIDERATION OF the execution of a second mortgage promissory note in the amount of $4,510.00 executed by Ronald C. and Cheryl A. Wilkerson, 116 Grandview Circle, Old Hickory, Tennessee 37138, payable to C. Kinian Cosner, Jr. and Cason A. Dickinson, payable with interest only at the rate of 12% per year payable in two semiannual interest only installments due promptly on January 1 and July 1, respectively, with a final balloon payment in the amount of $4,510.00 payable on April 10, 1989, at the law offices of C. Kinian Cosner, Jr. in Nashville, Tennessee, and for other good and valuable consideration, the receipt of all which is hereby acknowledged, I, C. Kinian Cosner, Jr., have bargained and sold and by these presents do transfer, and convey all of my right, title, and interest unto Ronald C. and Cheryl A. Wilkerson in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 14 on the plan of E. T. Brown's Subdivision of Part of Lot No. 1 of Cahal Plan, of record in Book 332, page 84, Register's Office for said County.
>
> Said Lot No. 14 fronts 50.0 feet on the northerly margin of Cahal Avenue and extends back between parallel lines 256.0 feet to an alley.
>
> Being the same property conveyed to C. Kinian Cosner, Jr., by quitclaim deed from Wm. Caldwell Hancock, of record in Book 6720, page 298, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain note in the original principal amount of $28,400.00, secured by a Deed of Trust of record in Book 6240, page 144, Register's Office for Davidson County, Tennessee.

This is improved property known as 1127 Cahal Avenue, Nashville, Tennessee 37206.

OFFICIAL RECEIPT

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Grantor warrants the title against all persons claiming under me, subject to encumbrances, if any, heretofore mentioned. By accepting and presenting this instrument for recordation, Grantee covenants and agrees to hold Grantor harmless from any present or future demands, claims or liabilities of any kind with respect to the property conveyed hereby.

B. Gail Reese, wife of C. Kinian Cosner, Jr., joins in this conveyance solely for the purpose of conveying any and all interest she may have in the subject property.

IN WITNESS WHEREOF, we have hereunto set our hands on this 10th day of April, 1986.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 31,500.00
C. Kinian Cosner
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 11th DAY OF April 1986.
B. Edwards
Deputy Register

C. Kinian Cosner
C. Kinian Cosner, Jr.

B. Gail Reese
B. Gail Reese

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Betty J. Reynolds, a Notary Public of the state and county aforesaid, personally appeared C. Kinian Cosner, Jr. and B. Gail Reese, 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 at Nashville, Tennessee this 10th day of April, 1986.

Betty J. Reynolds
Notary Public

My Commission Expires: 9-7-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ None .

C. Kinian Cosner
Affiant

Subscribed and sworn to before me, this 10th day of April, 1986.

Betty J. Reynolds
Notary Public

My Commission Expires: 9-9-89

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

31500.00- CONT.
61.90 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 68.40-
2590AC4/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 1 1 0 5.

IDENTIFICATION REFERENCE

APR 11 3 30 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 236693