THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 7460 PAGE 96

ADDRESS NEW OWNER:
William E. Calvert
4505 Harding Rd., #185
Nashville, TN 37205

MORTGAGEE:
SECURITY FEDERAL SAVINGS & LOAN
ASSOCIATION OF NASHVILLE
4235 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

MAP-PARCEL NUMBERS:
116-03-0
B 185
7DA-78106

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Mary Margaret Matthews, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William E. Calvert and Jeffrey C. Lynch

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 185 on the plan of Royal Oaks Apartments, Condominium Apartments of record in Book 5200, page 45, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Mary Margaret Matthews by deed from Emma Lou Hume, a single person, of record in Book 6269, page 58, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5282, page 972, and Book 5282, page 992, said Register's Office.

0 1 6 6 0 IDENTIFICATION REFERENCE FEB 1 11 31 AM DAVIDSON COUNTY, TN

This is (an) improved property, known as 4505 Harding Rd., #185, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 29th day of January, 19 88.

Mary Margaret Matthews

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of January, 19 88, before me personally appeared Mary Margaret Matthews, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

My Commission Expires: 5-13-89

Notary Public

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STATE OF TENNESSEE
COUNTY OF _____

BOOK 7460 PAGE 97

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 29th day of January, 1988.

My Commission Expires 5-13-89

_____
Notary Public

WARRANTY DEED

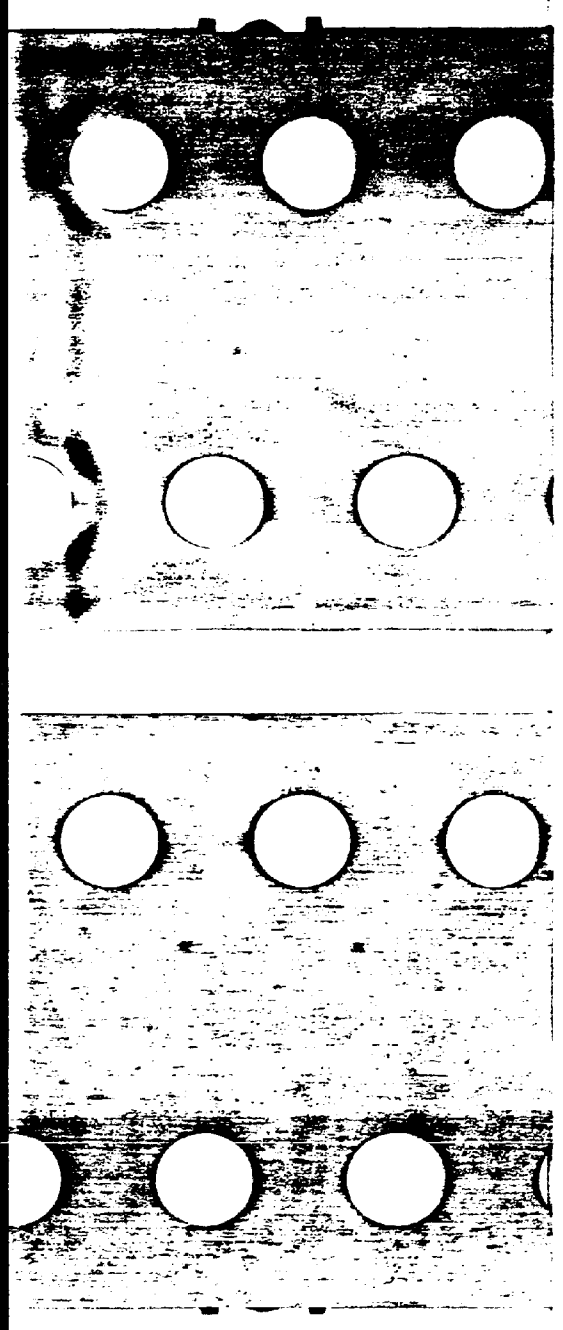
from:
Mary Margaret Matthews, unmarried

to:
William E. Calvert and Jeffrey C. Lynch

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27293



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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	75000.00
CON TX	210.00
PRFEE	0.50
MDEED	6.00
TOTAL	216.50
CHECK	216.50

RECEIPT IS NOT VALID UNTIL 02/01/88 IS PAID BY 8154 1 0001 3006

01660

IDENTIFICATION REFERENCE

FEB 1 11 31 AM '88

DAVIDSON COUNTY, TN

No. 57887