This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
MAX SALAS, a single person
3102 Lebanon Road
Nashville, Tennessee 37214

SEND TAX BILLS:
New Owner

MORTGAGEE:
First Bank & Trust
225 Lebanon Road
Mt. Juliet, Tennessee 37122

MAP AND PARCEL:
Map 85-11
Parcel 6.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixteen Thousand ($216,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **WILLIAM LEROY DISSPAYNE, WALLIS DISSPAYNE EVERETT, DEBORAH DISSPAYNE JONES, DIANE DISSPAYNE CARTER and ELMER W. DISSPAYNE, JR.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MAX SALAS**, a single person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A portion of the H. E. Stanford Farm, lying in the Third Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by Turner Engineering Company on July 25, 1960, and being described on said Turner Survey as Tract B.

Beginning at a concrete monument in the northeasterly margin of Danyacrest Drive, opposite a turn into Lebanon Road; thence with the margin of Danyacrest Drive, North 55 deg. 34 min. West 23.2 feet to a point, and continuing northwesterly around a slight curve, 176.8 feet to a corner of Tract A; thence with the line between Tracts A and B, North 25 deg. 10 min. East 204 feet to a corner of Tract C; thence with the line between Tracts B and C, South 52 deg. 11 min. East 258.3 feet to the northwesterly margin of Lebanon Road; thence with the margin of the same, southwesterly 134.2 feet to the beginning of a curve; thence around said curve, westerly 39.6 feet to the point of beginning.

Being the same property conveyed to William Leroy Disspayne, Wallis Disspayne Everett, Deborah Disspayne Jones, Diane Disspayne Carter and Elmer W. Disspayne, Jr. by Quitclaim Deed dated November 14, 1988, from Mary Katherine Disspayne, a widow, as of record in Book 7710, page 20, Register's Office for Davidson County, Tennessee. William L. Disspayne executes this instrument on behalf of the said Wallis Disspayne Everett, Deborah Disspayne Jones, Diane Disspayne Carter and Elmer W. Disspayne, Jr. by virtue of certain written Limited Powers of Attorney filed of record in

Book _____, pages _____, said Register's Office. Wallis Disspayne Everett and Wallis D. Everett are one and the same person. Deborah Disspayne Jones and Deborah D. Jones are one and the same person. Diane Disspayne Carter and Diane D. Carter are one and the same person.

This is not the principal residence of any of the Grantors.

This is improved property known as 3100 Lebanon Road Nashville, Tennessee 37214.

This conveyance is made subject to a sanitary sewer and or storm drainage easement of record in Book 5185, page 636, Register's Office for Davidson County, Tennessee; and a dedication of easement for sanitary sewers of record in Book 5325, page 307, said Register's Office.

Taxes for the year 1989 have been settled between the parties, and will be paid by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MAX SALAS, a single person, his heirs and assigns, forever. And we, WILLIAM LEROY DISSPAYNE, WALLIS DISSPAYNE EVERETT, DEBORAH DISSPAYNE JONES, DIANE DISSPAYNE CARTER and ELMER W. DISSPAYNE, JR., do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 23rd day of June, 1989.

William LeRoy Disspayne
WILLIAM LEROY DISSPAYNE

Wallis Disspayne Everett aka Wallis D. Everett
By: William L. Disspayne
Attorney-In-Fact
WALLIS DISSPAYNE EVERETT, a/k/a
Wallis D. Everett
By: William L. Disspayne
Attorney-In-Fact

Deborah Disspayne Jones aka Deborah D. Jones
By: William L. Disspayne
Attorney-In-Fact
DEBORAH DISSPAYNE JONES, a/k/a
Deborah D. Jones
By: William L. Disspayne
Attorney-In-Fact

Diane Disspayne Carter aka Diane D. Carter
By: William L. Disspayne
Attorney-In-Fact
DIANE DISSPAYNE CARTER, a/k/a
Diane D. Carter
By: William L. Disspayne
Attorney-In-Fact

Elmer W. Disspayne Jr.
By William L. Disspayne
Attorney-In-Fact

ELMER W. DISSPAYNE, JR.
By: William L. Disspayne
Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **WILLIAM LEROY DISSPAYNE**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 23rd day of June, 1989.

PATRICIA M. GUIN NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

Patricia M. Guin
NOTARY PUBLIC

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the 23rd day of June, 1989, in Mt. Juliet, Tennessee, before me personally appeared William L. Disspayne, to me known to be the person who executed the foregoing Warranty Deed in behalf of **WALLIS DISSPAYNE EVERETT** (one and the same as Wallis D. Everett), **DEBORAH DISSPAYNE JONES** (one and the same as Deborah D. Jones), **DIANE DISSPAYNE CARTER** (one and the same as Diane D. Carter) and **ELMER W. DISSPAYNE, JR.**, for the purposes therein contained, and who acknowledged that he executed the same as the free act and deed of the said WALLIS DISSPAYNE EVERETT, DEBORAH DISSPAYNE JONES, DIANE DISSPAYNE CARTER and ELMER W. DISSPAYNE, JR., signing their names as their Attorney-In-Fact.

PATRICIA M. GUIN NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

Patricia M. Guin
NOTARY PUBLIC

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $216,000.00.

Mary E Sales
AFFIANT

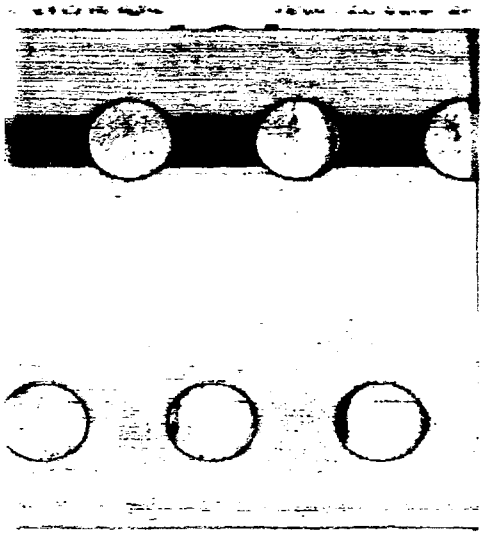
Subscribed and sworn to before me this 23rd day of June, 1989.

Patricia M. Guin
NOTARY PUBLIC
My Commission Expires: March 13, 1993

9570 06/28 0101 03CHECK 725.

JUN 28 1 37 PM '89

44888



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

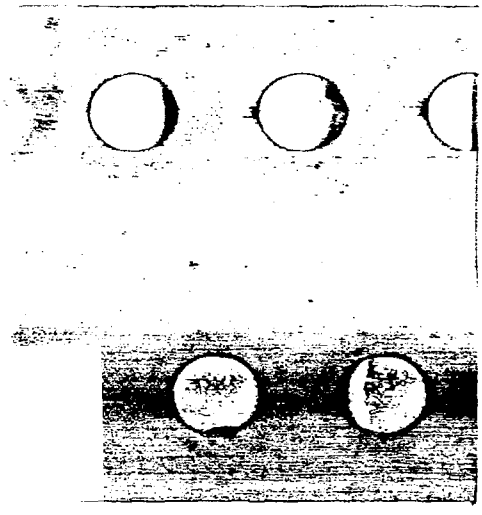
RECEIVED OF _____

FOR _____

BOOK 7875 PAGE 811

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 216000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

TX	712.80
PRFEE	0.50
WDEED	12.00
TOTAL	725.30
CHECK	725.30

44888

IDENTIFICATION REFERENCE

JUN 28 1 37 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

06/28/89 01 13:39 0001 9570

No. 223852