Box 37

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
John R. Dwyer, Jr. 1635 University Ave. Sacramento, CA 95825	143-03-44	same

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

BOOK 7879 PAGE 527

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, and for further consideration that the Grantee herein assumes and agrees to pay the remaining unpaid principal balance, with any interest thereon, pursuant to that certain promissory note (the "Assumed Debt") dated January 2, 1968 executed by James F. Shikle and wife, Susan G. Shikle, originally payable to the Nashville Mortgage and Realty Company, secured by a Deed of Trust of record in Book 4202, page 643, Register's Office for Davidson County, Tennessee which was subsequently assumed by John R. Dwyer and wife, Laureen S. Dwyer, by Warranty Deed of record in Book 4445, page 13, said Register's Office, JOHN R. DWYER, SR. and wife, LAUREEN S. DWYER (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to JOHN R. DWYER, JR., unmarried (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Deed of Trust of record in Book 4202, page 643, Registers' Office for Davidson County, Tennessee, securing the Assumed Debt, and the Grantee acknowledges by execution hereof his obligation to pay the Assumed Debt.

3. Matters shown on the Plan of West Meade Highlands, Section II, of record in Book 3700, pages 124 and 125, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me this 31st day of May, 1989.

Notary Public
My Commission Expires: 3/19/90

This is improved property, known as 6813 Alto Vista Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

Grantee joins herein to acknowledge its agreement to the covenants set forth in this instrument.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 31st day of May, 1989, to be effective upon delivery as of June 30, 1989.

GRANTORS:

John R. Dwyer Sr.

JOHN R. DWYER, SR.

Laureen S. Dwyer

LAUREEN S. DWYER

GRANTEE:

John R. Dwyer, Jr.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Joyce A. Pierson, Notary Public, JOHN R. DWYER, SR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 1989.

Joyce A. Pierson

Notary Public

My Commission Expires: 3/19/90

4601:4.

JUN 30 4 14 PM '89

(Notaries Continued on Following Page)

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Joyce L. Presson, Notary Public, LAUREEN S. DWYER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 1989.

Joyce L. Presson
Notary Public

My Commission Expires: 3/19/90

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Joyce L. Presson, Notary Public, JOHN R. DWYER, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 1989.

Joyce L. Presson
Notary Public

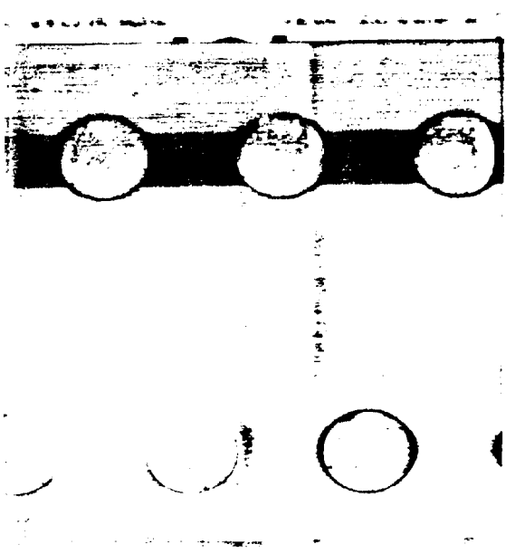
My Commission Expires: 3/19/90

EXHIBIT A

Being Lot No. 64 on the Plan of West Meade Highlands, Section II, as of record in Book 3700, pages 124 and 125, Register's Office of Davidson County, Tennessee.

Said lot fronts 120.79 feet on the southwesterly side of Alto Vista Drive and extends back 100 feet on its northwesterly line, 339.1 feet on its southeasterly line, to a deed line and measures 126.67 feet thereon.

Being the same property conveyed to John R. Dwyer and wife, Laureen S. Dwyer, by deed from James F. Shikle and wife, Susan G. Shikle, of record in Book 4445, page 13, Register's Office of Davidson County, Tennessee.



OFFICIAL RECEIPT

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

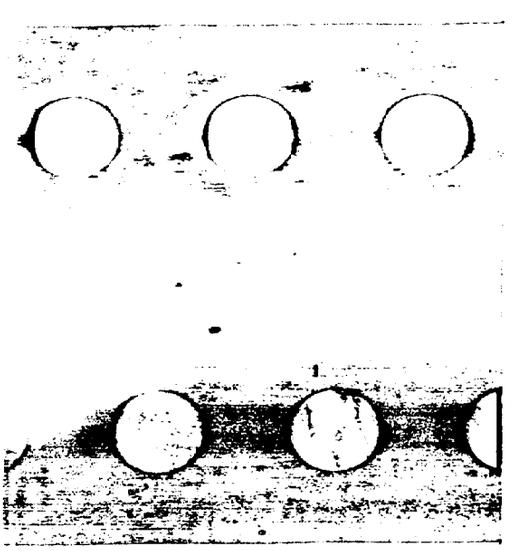
RECEIVED OF _____

FOR _____

BOOK 7879 PAGE 531

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CART	
	120000.00
CON TX	396.00
PRFEE	0.50
MDEED	12.00
TOTAL	408.50
CHECK	408.50

4601.4

IDENTIFICATION

Jun 30 4 14 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

06/30/89 01 16:16 0001 08T-

No. 225144