car2390/lrn:1/15/90
JHX007

FROM: JAMES F. PILKERTON, III AND WIFE, KAREN R. PILKERTON

TO: STEPHENS L. DALTON AND WIFE, DONNA C. DALTON

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS SUITE 1200, ONE COMMERCE PLACE NASHVILLE, TENNESSEE 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Stephens L. Dalton & wife, Donna C. Dalton	SAME	Map 115-16 Parcel 81
131 Haverford Drive Nashville, Tn. 37205		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of January, 1990.

Notary Public

My Comm. Expires: 7/24/93

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, James F. Pilkerton, III and wife, Karen R. Pilkerton, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Stephens L. Dalton and wife, Donna C. Dalton, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 131 Haverford Drive, Nashville, Tennessee 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 16th day of January, 1990.

James F. Pilkerton, III

Karen R. Pilkerton

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 James F. Pilkerton, III and wife, Karen R. Pilkerton, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 16th day of January, 1990.

NOTARY PUBLIC

My Commission Expires: 7/24/93

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
NASHVILLE

[illegible] 7.04 930 PM 521.50

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 28 on the Map of West Meade Farms, Section 3, as of record in Book 1835, page 4, Register's Office for said County.

Said Lot No. 28 fronts 95 feet on the southerly side of Haverford Drive and extends back 174.9 feet on the easterly line and 175.6 feet on the westerly line to a dead line in the rear on which it measures 85.1 feet.

Being the same property conveyed to James F. Pilkerton, III and wife, Karen R. Pilkerton by deed from Francis Brooks Jones and wife, Sue Hurt Jones, of record in Book 6567, page 95, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1990 Metropolitan Government taxes.

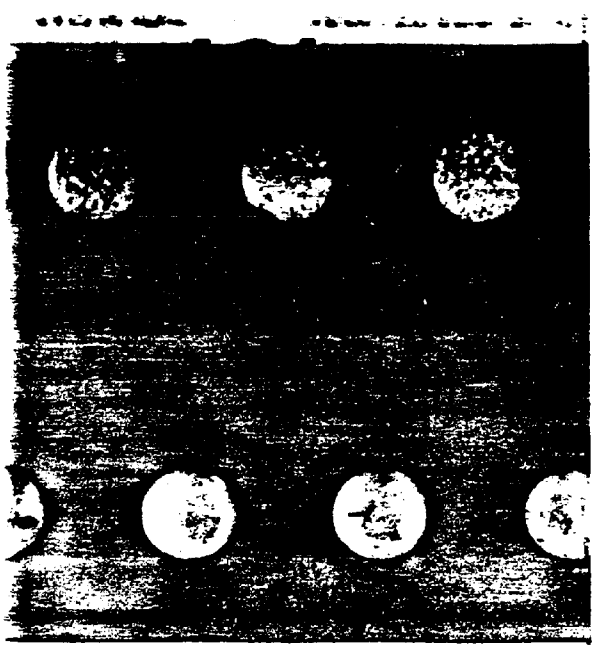
2. All matters as shown on the Plan of record in Book 1835, page 4, said Register's Office.

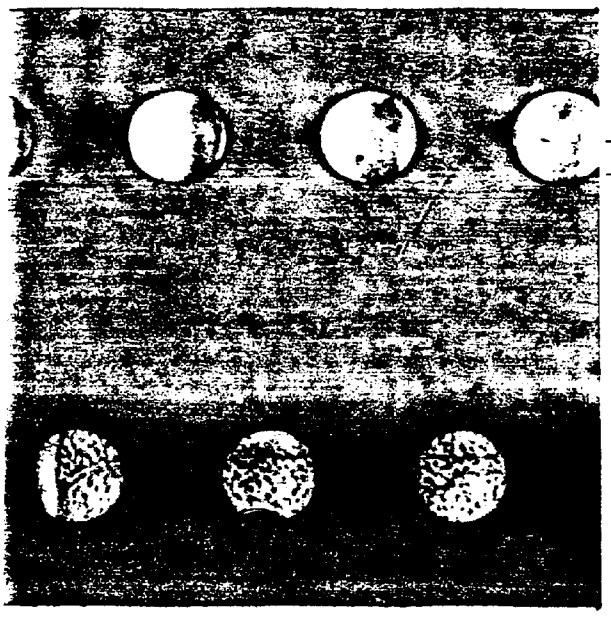
96648

IDENTIFI REFERENCE

JAN 16 3 43 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 8026 PAGE 467

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

CAMT
155000.00

CON TX	511.50
PRFEE	1.00
WDEED	9.00
TOTAL	521.50
CHECK	521.50

01/16/90 01 15:43 0001 3433

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96648

IDENTIFICATION REFERENCE

JAN 16 3 43 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 284539