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FORM NO. WD-1

BOX 10

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Sandra B. Kaylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 19 90

Notary Public

MY COMMISSION EXPIRES 5-13-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Sandra B. Kaylor (NAME)	C & S Real Estate Services, Inc. (NAME)	04D 24773
4335 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	075-11-0-029.00
Hermitage, TN 37076 (CITY) (STATE) (P O ZIP)	Tucker, GA 30085-0656 (CITY) (STATE) (ZIP)	

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE, James A. Wilson and wife, Rita Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra B. Kaylor

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

Land in Davidson County, Tennessee, being Lot No. 447 on the plan of Section 2, Highlands of Tulip Grove, of record in Book 4675, page 93, Register's Office for said County.

Said Lot No. 447 fronts 80.19 feet on the easterly margin of Baton Rouge Drive and extends back 137.25 feet on the northerly line and 185.00 feet on the southerly line to a dead line in the rear, measuring 126.50 feet thereon.

Being the same property conveyed to James A. Wilson and Rita Wilson by deed from Federal Deposit Insurance Corporation, as Liquidator of the Hamilton National Bank, Chattanooga, Tennessee of record in Book 5266, page 577, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4793, page 157, and Book 4880, page 375, both in said Register's Office, and to the matters set forth in the above referenced plan of record.

05926

IDENTIFICATION REFERENCE

Feb 23 1 45 PM '90

REGISTER'S OFFICE DAVIDSON COUNTY TN.

unimproved ( )
This is improved (XX) property, known as 4335 Baton Rouge Drive (House Number) (Street) Hermitage, TN (P O Address) (City or Town) 37076 (State) (Zip)

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 we do covenant with the said GRANTEES 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 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 21st day of February, 19 90

James A. Wilson

Rita Wilson

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county, James A. Wilson and wife, Rita Wilson

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this 21st day of February, 19 90.

NOTARY PUBLIC

My commission expires:

5-15-90

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____

this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

James A. Wilson and wife,

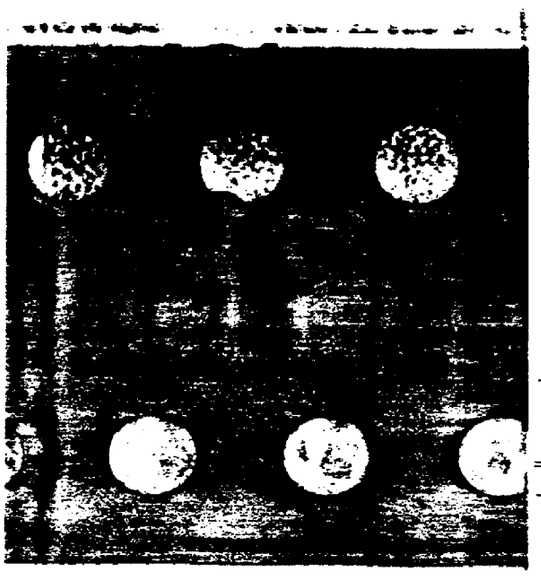
Rita Wilson

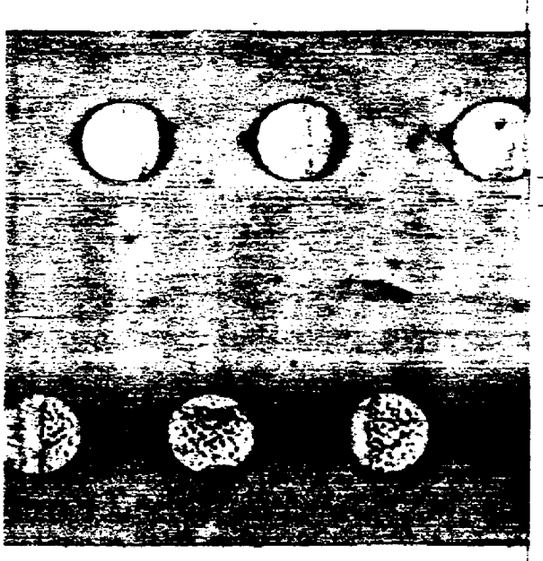
TO

Sandra B. Kaylor

5315 02/23 0101 03CHECK 24.50

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027





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

CAMT 75000.00
CON TX 247.50
PRFEE 1.00
WDEED 6.00
TOTAL 254.50
CHECK 254.50

02/23/90 01 13:43 0001 5315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05926

IDENTIF. TREFERENCE

FEB 23 1 45 PM '90

DAVIDSON COUNTY TN.

No. 295286