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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,577.83

Melanie M. Saloy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 1990

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Melanie M. Saloy (NAME)	Lincoln Federal Savings & Loan Assn. (NAME)	Map 108-3-O-A
940 Patio Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1483 (STREET ADDRESS)	Par. 21 CO
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Kingsport, Tennessee 37660 (CITY) (STATE) (ZIP)	3D-89100

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. Mildred Nancy True now Hilley and husband, Leonard D. Hilley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melanie M. Saloy

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:

A certain Condominium Unit and Lot in Davidson County, Tennessee, described as follows: Lot No. 14, Unit No. 21, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II, Section 3, Patio Villa as recorded in Plat Book 5200, page 495, said Register's Office.

BEING the same property conveyed to Mildred Nancy True by Quitclaim Deed from Charles R. True of record in Book 7634,page 590, said Register's Office, in accordance with Divorce Decree in the Fourth Circuit Court of Davidson County, Tennessee. The said Mildred Nancy True having since married Leonard D. Hilley.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Tennessee Housing Development Authority of record in Book 6244, page 135, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et.seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-laws for the administration thereof; to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Patio Villa Condominium, of record in Book 5970, page 829, as re-recorded in Book 6014, page 978; amendment to By-Laws of record in Book 6406, page 799 and Rules and Regulations of record in Book 7266, page 827, Register's Office for Davidson County, Tennessee.

Leonard D. Hilley joins in the execution of this instrument to convey whatever marital rights he may have.

unimproved ( )
This is improved (X) property, known as 940 Patio Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 Whereever 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 hand s this 7th day of March, 19 90

Mildred Nancy True Hilley
Mildred Nancy True Hilley

Leonard D. Hilley
Leonard D. Hilley

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, Mildred Nancy True Hilley and Leonard D. Hilley
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t he y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 7th day of March 19 90.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

_____ STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained, and who further acknowledged that __he__ is the

_____
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Mildred Nancy True now Hilley

TO
Melanie M. Saloy

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

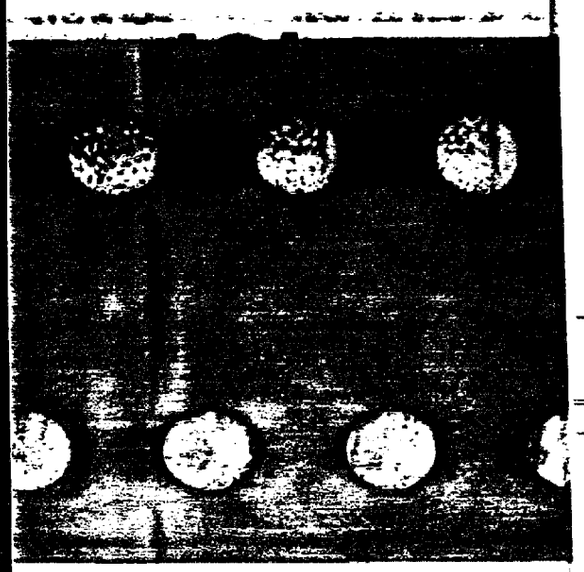
09377

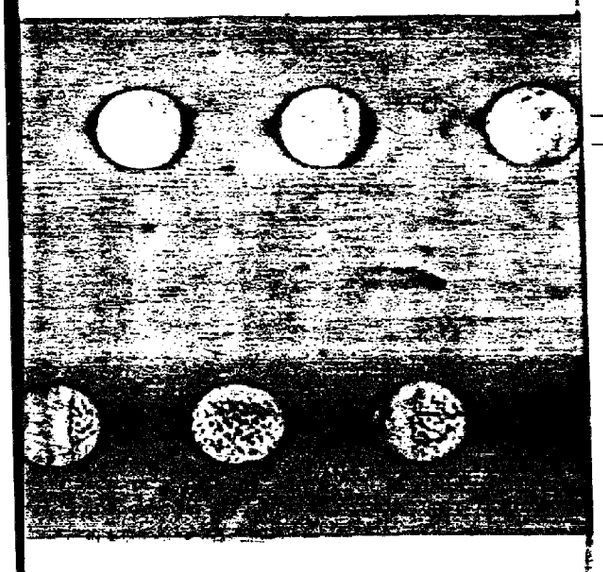
IDENTIF. REFERENCE

MAR 0 2 48 PM '90

DAVIDSON COUNTY TN.

0755 03/08 0101 03CHECK 140.97





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 40577.83
				CON TX 133.97
				PRFEE 1.00
				WDEED 6.00
				TOTAL 140.97
				CHECK 140.97
03/08/90	01			14:45 0001 0755

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09377

IDENTIF. REFERENCE

MAR 8 2 48 PM '90

DAVIDSON COUNTY TN.

No. 299245