This Instrument Prepared By:
JOHN H. GASAWAY, III, Attorney
108 South Second Street
Clarksville, TN 37040

JAY T. WILSON, ET UX

TO: ASSUMPTION DEED

BOOK 8094 PAGE 748

STAN D. DARNELL

THIS DEED OF REALTY executed as of the date mentioned below by the Grantors, **JAY T. WILSON and wife, JOANNA WILSON**, to the Grantee, **STAN D. DARNELL**, a single person,

W I T N E S S E T H:

THE GRANTORS have this day bargained and sold and do hereby transfer and convey unto the Grantee, to have and to hold to him in fee simple, and to his heirs and assigns forever, the following described real estate situated in the Twentieth (20th) Civil District of Davidson County, Tennessee, to-wit:

> Being Lot No. 20, as shown on the Plat of Burton Hills Village of Foxview, Tract 5, a portion of Zone Lot II, of record in Book 6250, Page 564, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said Lot.
>
> This is the same property conveyed to the Grantors herein by deed of record at Book 7962, Page 679, in the said Register's Office.

THE GRANTORS (1) covenant that they are lawfully seized and possessed of said realty, have a perfect right to convey the same, and that it is unencumbered except for (a) current taxes which are to be prorated between the parties and assumed by the Grantee hereby, (b) easements, setback lines and any matters shown on recorded plat, (c) Deed of Trust of record at Book 7962, Page 683, in the Register's Office for Davidson County, Tennessee, securing the payment of a certain note in the principal amount of $176,000.00, executed by Jay T. Wilson and wife, Joanna Wilson, to Stephen C. Baker, Trustee, payable to Burton Hills Properties, a General Partnership, which debt the Grantors covenant is in a current condition and of which the Grantee has full knowledge, and (2) will forever warrant and defend the title unto the Grantee, and to his heirs and assigns forever against all lawful claims;

subject, however, to (a) Declaration of restrictions of record in Book 6326, Page 588; (b) Charter of Burton Hills Homeowners Association, Inc., of record in Book 6517, Page 505, as amended in Book 6921, Page 216; (c) Charter of Burton Hills Recreational Association, Inc., of record in Book 6517, Page 511, as amended in Book 6921, Page 214; (d) Charter of Burton Hills Village of Foxview Association, Inc., of record in Book 6517, Page 517; (e) Declaration of Covenants, Conditions and Restrictions, of record in Book 6517, Page 522, as amended in Book 6691, Page 593; Book 6778, Page 532; Book 6778, Page 536; Book 6911, Page 120; Book 7046, Page 520 and Book 7076, Page 691; (f) Sanitary sewers and/or storm drainage easement conveyed by deed from David Lipscomb College Foundation to Metropolitan Government of Nashville and Davidson County, of record in Book 3702, Page 250; (g) Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission, of record in Book 6470, Page 383; (h) All matters as shown on the plat of record in Book 6250, Page 978, in said Register's Office; (i) All matters shown on the plat of Burton Hills Village of Foxview, Tract 5, of record in Book 6250, Page 564, in said Register's Office; (j) Declaration of Covenants, Conditions and Restrictions, Burton Hills, Village of Foxview, of record in Book 6625, Page 171, and amended in Book 6917, Page 718, in said Register's Office; (k) Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission, of record in Book 6655, Page 47, in said Register's Office, and (l) Maximum Square Footage Allocations for the Village of Foxview, Tract 5, of record at Book 6626, Page 937, in said Register's Office.

THE CONSIDERATIONS for this deed are (1) a valuable consideration, receipt whereof is acknowledged, (2) the assumption of the balance due on said note secured by that certain Deed of Trust of record at Book 7962, Page 683, in the said Register's Office, in the original principal amount of $176,000.00, payable to Burton Hills Properties, a General Partnership, which debt the Grantee herein assumes and agrees to pay as part payment of the

purchase price, commencing with payment due May 1, 1990, including interest therein.

IN THE EVENT GRANTEE DEFAULTS in any monthly payment to Burton Hills Properties, a General Partnership, or its assigns, which he has assumed hereby, or fails to comply with any provisions of said Deed of Trust, notice shall be given at once to Grantors, who shall have the right, but not the obligation, to make such payments on behalf of Grantee. Any such payment of said obligation made by the Grantors on behalf of the Grantee as aforesaid, shall become secured by a lien on the realty herein conveyed, and if such payments are not reimbursed to said Grantors within sixty (60) days, said Grantors may proceed to foreclose said lien in the manner prescribed by law, bid at sale, and make deed free and clear of all equity of redemption, homestead and any other statutory rights. The proceeds of such sale shall be applied first to the cost of compliance, cost of sale, the amount due Grantors, and the balance, if any, paid to Grantees. Provided, however, for this lien to be effective against a bona fide purchaser or mortgagee, the said Grantors shall file a sworn statement in the Register's Office for said County setting forth any sums so paid.

THE ESCROW ACCOUNT of the Grantors is hereby transferred to the Grantee.

POSSESSION shall be given with this deed. BOOK 8094 PAGE 750

IN WITNESS WHEREOF, the parties hereto have executed this deed on this 20th day of April, 1990.

Jay T. Wilson
JAY T. WILSON, Grantor

Joanna Wilson by Jay Wilson per attached power of attorney
JOANNA WILSON, Grantor

STAN D. DARNELL, Grantee

STATE OF TENNESSEE

COUNTY OF Montgomery

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JAY T. WILSON and wife, JOANNA WILSON, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, of office, this 20th day of April, 1990.

Pamela S. Haines
NOTARY PUBLIC

My Commission Expires: 10-12-'93

PAMELA S. HAINES NOTARY PUBLIC MONTGOMERY CO. TENN.

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared STAN D. DARNELL, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, of office, this 20th day of April, 1990.

Pamela S. Haines
NOTARY PUBLIC

My Commission Expires: 10-12-93

PAMELA S. HAINES NOTARY PUBLIC MONTGOMERY CO. TENN.

SEND TAX STATEMENTS TO: (New Owner)

Stan D. Darnell
25 Belcaro Circle
Nashville, TN. 37215

BOOK 8094 PAGE 751

PROPERTY ADDRESS:
25 Belcaro Circle
Nashville, TN 37215

Map & Parcel: 131-6-B

STATE OF TENNESSEE, MONTGOMERY COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $176,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jay M. Wilson
Affiant

Subscribed and sworn to before me this 20th day of April 1990

Pamela S. Haines
My Commission Expires: 10-12-93

PAMELA S. HAINES NOTARY PUBLIC MONTGOMERY CO. TENN.

21261

IDENTIF. REFERENCE

APR 24 1 36 PM '90

RUSH

402 04/24 0101 02CHECK 596.8

This instrument prepared by Martin Sir, 808 Broadway, Nashville, Tennessee 37203 (615) 254-6405

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that Joanna Wilson of 25 Belcaro Circle, Nashville, Tennessee 37215 does hereby make, constitute and appoint my husband, Jay T. Wilson of Nashville, Davidson County, Tennessee, my true and lawful attorney, for the purpose of selling the real property known as 25 Belcaro Circle, Nashville, Tennessee 37215 and more specifically being described as Lot # 20, Burton Hills, Village of Foxview, Nashville, Davidson County, Tennessee.

My Attorney is authorized to sign, execute, and acknowledge all Deeds, certificates, affidavits and instruments of all kinds and nature which are necessary and proper for the sale of the herein described property in my behalf. I authorize him to do all these things with the same force and effect and with all intents and purposes as though I were present and acting for myself. I further hereby ratify and confirm whatsoever my attorney shall do by authority hereof. This power of attorney shall not be affected by subsequent disability or incapacity of the principal.

IN WITNESS WHEREOF, I have hereunto set my hands this the 19 day of APRIL, 1990.

BOOK 8094 PAGE 752

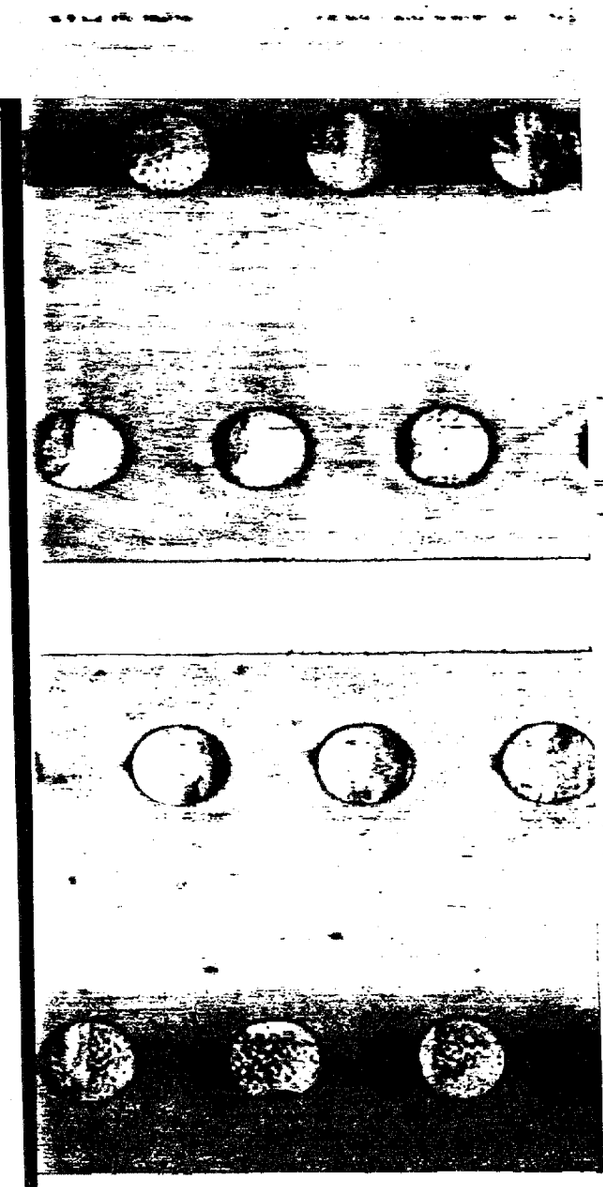
Joanna Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public for the state and county aforesaid, the within named JOANNA WILSON with whom I am personally acquainted, and upon his oath acknowledged that he executed the within instrument for the purpose therein contained. Witness my hand and official seal at NASHVILLE, Tennessee this 19 day of APRIL, 1990.

Martin Stephen Sir
Notary Public

My commission expires: 11-21-92



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

RECEIVED OF _____

FOR _____

BOOK 8094 PAGE 753

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 176000.00
CON TX 580.80
PRFEE 1.00
WDEED 15.00
TOTAL 596.80
CHECK 596.80

04/24/90 01 13:34 0001 4023

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

211261

IDENTIF. REFERENCE

APR 24 1 37 PM '90

DAVIDSON COUNTY TN.

No. 313096