This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2232 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 8108 PAGE 980

ADDRESS NEW OWNER:
Steve T. Melton and Reva J. Melton
757 Fitzpatrick Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
City Federal Savings Bank
30 Warder Street
Springfield, Ohio 45501

MAP AND PARCEL:
MAP 96-16
GROUP
PARCEL 123

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and the assumption by Grantees of the existing first mortgage indebtedness, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, David Liska and wife, Sandra Liska hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Steve T. Melton and wife, Reva J. Melton, 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. 2 on the Plan of Larchwood, Section 1-A of record in Book 5060, page 137, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to David Liska and wife, Sandra Liska by deed from Gary Dean Miller and wife, Lori O. Miller dated December 23, 1986, as of record in Book 7088, page 30, Register's Office for Davidson County, Tennessee.
>
> Sandra Liska executes this instrument on behalf of the said David Liska by virtue of a written Limited Power of Attorney, of record in Book 8108, page 979, Register's Office for Davidson County, Tennessee.

This is improved property known as 757 Fitzpatrick Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further subject to Restrictive Covenants contained in instruments of record in Book 5158, page 918, and in Book 5773, page 797, Register's Office for Davidson County, Tennessee; and also subject to those facts, conditions and limitations revealed upon the Plat of record in Plat Book 5060, page 137, said Register's Office, including a 30 foot minimum building setback line from Fitzpatrick Road, and a 10 foot easement for public utilities and drainage along the rear of the lot.

As a portion of the consideration for this conveyance, as evidenced by Grantees' acceptance of this deed, Grantees herein assume and promise to pay as due, and Grantees agree to indemnify and hold Grantors harmless from any further liability on, the existing first mortgage indebtedness owed to City Federal Savings & Loan Association, as evidenced by instruments of record in Book 6775, page 8, and Book 6775, page 13, Register's Office for Davidson County. The escrow account as it relates to this obligation is transferred to Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Steve T. Melton and wife, Reva J. Melton, their heirs and assigns, forever; and we, David Liska and wife, Sandra Liska 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 11th day of May, 1990.

David Liska by Sandra Liska
Attorney in Fact

David Liska, by Sandra Liska,
Attorney-In-Fact

Sandra Liska

Sandra Liska

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sandra Liska, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 11th day of May, 1990.

Patricia M. Irwin
NOTARY PUBLIC

My Commission Expires: March , 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the 11th day of May, 1990, in Mt. Juliet, Tennessee, before me personally appeared Sandra Liska, to me known to be the person who executed the foregoing Warranty Deed in behalf of David Liska, for the purposes therein contained, and who acknowledged that she executed the same as the free act and deed of the said David Liska, signing his name as his Attorney-In-Fact. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 11th day of May, 1990.

Patricia M. Irwin
NOTARY PUBLIC

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 75,500.00.

Steve T. Mathes
AFFIANT

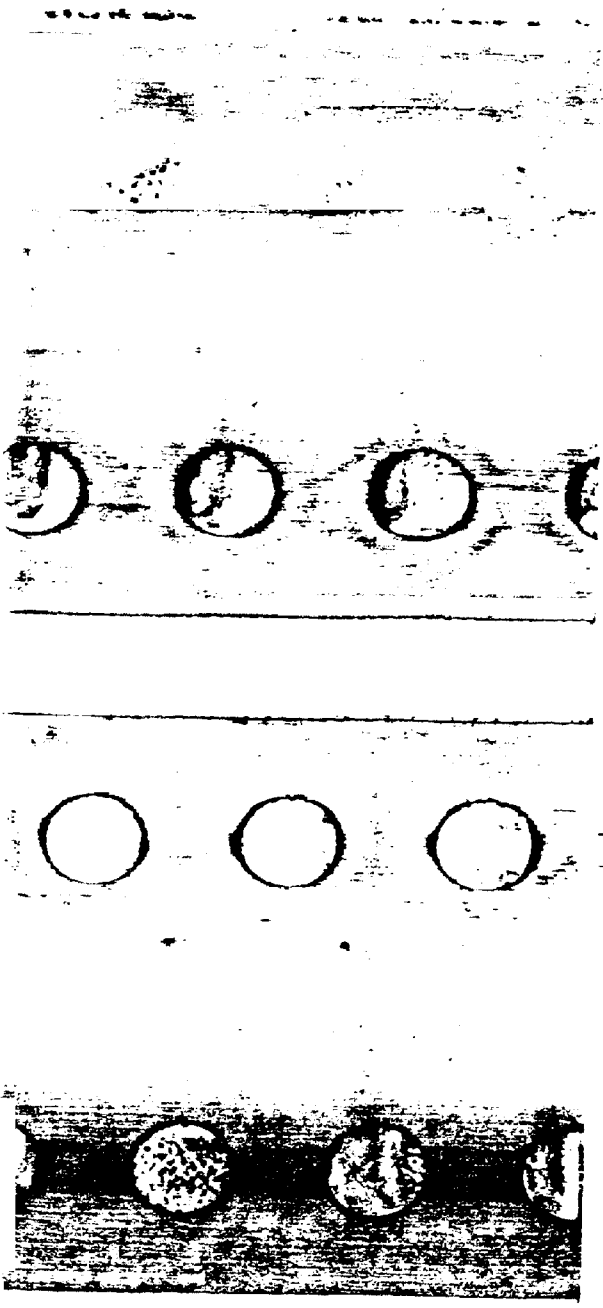
Subscribed and sworn to before me
this 11th day of May, 1990.

Patricia M. Irwin
NOTARY PUBLIC
My Commission Expires: March 13, 1993

RUSH

MAY 15 9 16 AM '90

2613



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8108 PAGE 983

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 75500.00
CON TX 249.15
PRFEE 1.00
MISCED 9.00
TOTAL 259.15
CHECK 259.15

05/15/90 01 09:18 0001 1536

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26193

IDENTIFICATION REFERENCE

MAY 15 9 16 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 318990