THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

STEVE M. MINTON ET UX
VALERIE E. MINTON
1405 RIVERSIDE ROAD
OLD HICKORY, TN 37138

SEND TAX BILLS TO:

SUNTRUST MORTGAGE, INC.
P.O. BOX 100100
ATLANTA, GEORGIA 30348

MAP/PARCEL NUMBER:

MAP 053-03
PARCEL 235

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00, THIS 1ST DAY OF JUNE, 1990.

Steve M Minton
AFFIANT

Subscribed and sworn to me, this the 1ST day of JUNE, 1990.

Denise C. Akins
Notary Public
My commission expires: 6-11-92

NOTARY PUBLIC STATE OF TENNESSEE

30951

IDENTIF. REFERENCE

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from Ronald Dean Wise et ux, Sherry McCollum Wise, to Third National Mortgage Company, of record in Book 7211, page 909, said Register's Office, the liability for which the Grantees hereby expressly assume and hold Grantors harmless from same,the receipt and sufficiency of which are hereby expressly acknowledged, WE, RONALD DEAN WISE ET UX, SHERRY McCOLLUM WISE, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said STEVE M. MINTON ET UX, VALERIE E. MINTON, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is

attached hereto and incorporated herein by reference.

This is improved property known as 1405 RIVERSIDE ROAD, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 1ST day of JUNE, 1990.

Ronald Dean Wise
RONALD DEAN WISE

Sherry McCollum Wise
SHERRY McCOLLUM WISE

Steve M Minton
STEVE M. MINTON

Valerie E. Minton
VALERIE E. MINTON

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD DEAN WISE ET UX, SHERRY McCOLLUM WISE, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 1ST day of JUNE, 1990.

Denise C. Allen
notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE M. MINTON ET UX, VALERIE E. MINTON, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 1ST day of JUNE, 1990.

Denise C. Allen
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 126A on the Plan of Section "B", E.I. DuPont de Nemours and Company's Subdivision of record in Book 1424, page 67, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ronald Dean Wise et ux, Sherry McCollum Wise, by Deed from Billie Shearon Roberts, widow, of record in Book 7211, page 906, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

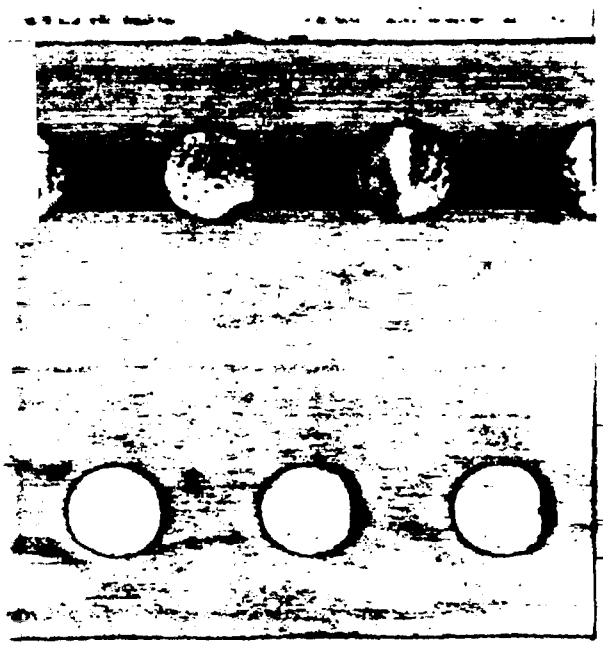
1. Real property taxes for 1990 and all future years.

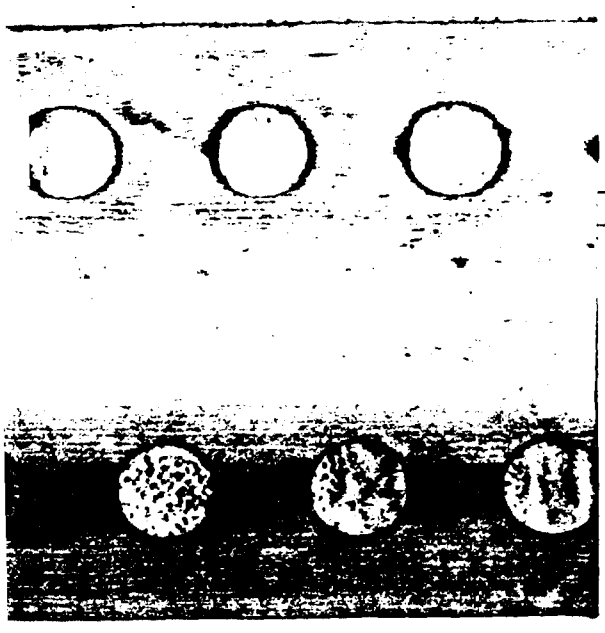
2. Plat of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, which includes certain exceptions to said lot.

3. Restrictions of record in Book 662, page 556, and Book 662, page 743, said Register's Office.

4. Right-of-way to Cumberland Telephone Company which is set forth in instrument of record in Book 662, page 743, said Register's Office.

5. Deed of Trust from Ronald Dean Wise et ux, Sherry McCollum Wise, to Warren H. Wild, Jr., Trustee, of record in Book 7211, page 909, said Register's Office, to secure to Third National Mortgage Company, the payment of one note dated April 21, 1987, in the original principal amount of $88,780.00, due and payable as set forth therein.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8123 PAGE 47

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

135000.00

CON TX 445.50

PRFEE 1.00

WDEED 12.00

TOTAL 458.50

CHECK 458.50

06/05/90 01 08:38 0001 6970

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30951

IDENTIF. REFERENCE

JUN 5 8 39 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 324663