BOOK 8157 PAGE 254

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 73,878.90
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July 90

Notary Public

MY COMMISSION EXPIRES: November 21, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ronnie L. Barksdale (NAME)	Bowest Corporation (NAME)	MAP 51-10
147 Ellington Place (ADDRESS)	P.O. Box 85101 (ADDRESS)	GROUP B
Madison, TN 37115 (CITY) (STATE) (ZIP)	San Diego, CA 92186-9935 (CITY) (STATE) (ZIP)	PARCEL 13

FOR AND 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, Gary L. Meller and wife, Gretchen M. Meller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie L. Barksdale and wife, Bonita Barksdale

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 apartment located in Davidson County, Tennessee, described as follows:

Unit No. 147 in a Horizontal Property Regime, which is located on the Plat of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C", of the Master Deed of record in Book 6984, page 84, Register's Office for said County, to which reference is here made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, page 829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary L. Meller and wife, Gretchen M. Meller by deed from Brandon Properties Inc. a Tennessee Corporation of record in Book 7148, page 551, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7148 page 555, Register's Office for Davidson County Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees. Said Deed of Trust subsequently assigned to City Federal Savings Bank of reocrd in Book 7148, page 561, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 147 Ellington Place, Madison, TN 37115
(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. 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 hand s this 13th day of July, 19 90

Gary L. Meller
Gretchen M. Meller
By: Gretchen M. Meller by Gary L. Meller, Attorney-in-fact
Gary L. Meller, Attorney-in-fact

First Data Systems, Inc
18"TN01W 12/88
1-800-626-5427

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary L. Meller

the bargainor _____, 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. Witness my hand and official seal at Nashville, Tennessee, this 13th day of July 19 90

Commission expires November 21, 1992

Lee C. Ch
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July, 1990, before me personally appeared Gary L. Meller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gretchen M. Meller, and acknowledged that he executed the same as the free act and deed of said Gretchen M. Meller.

My Commission Expires: November 21, 1992

Lee C. Ch
NOTARY PUBLIC

43049

JUL 20 1 43 PM '90

WARRANTY DEED

FROM

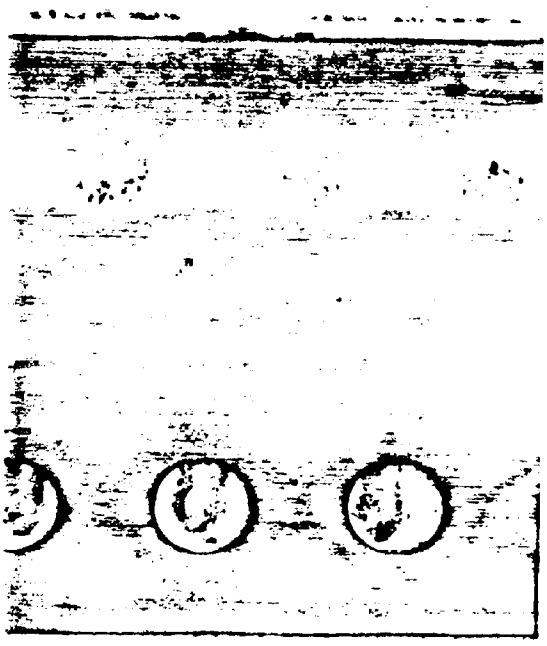
Gary L. Meller and wife, Gretchen M. Meller

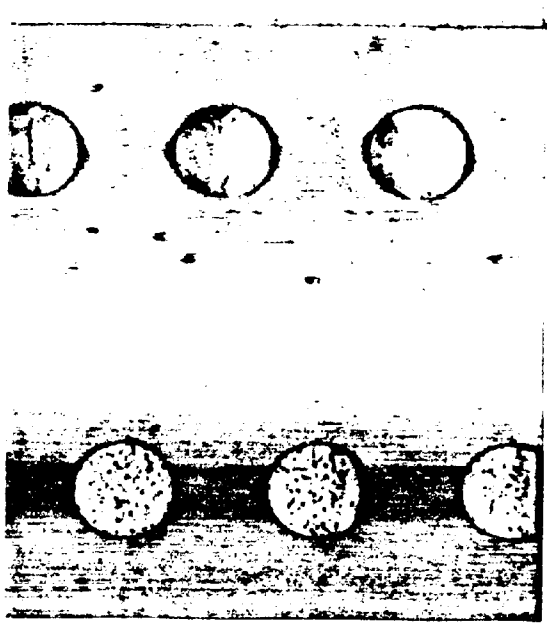
TO

Ronnie L. Barksdale and wife, Bonita Barksdale

RETURN TO:

Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, Tn. 37215





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 73878.90
				CON TX 243.87
				PRFEE 1.00
				WDEED 6.00
				TOTAL 250.87
				CHECK 250.87

07/20/90 01 13:43 0001 2031

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43049

IDENTIFICATION

JUL 20 1 43 PM '90

FELIX Z. WILSON, II

No. 338849