Box 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

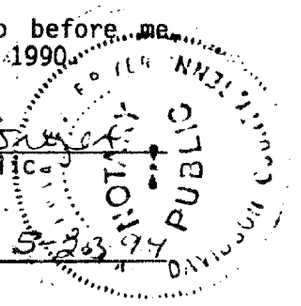
The actual consideration or value, whichever is greater, for this transfer is $412,000.

Affiant

Subscribed and sworn to before me this 16 day of August, 1990.

Notary Public

My Commission expires: 5-23-94



This instrument prepared by:
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
Nashville, TN 37219

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Metropolitan Federal Savings and Loan Association 230 Fourth Avenue, North Nashville, TN 37219	SAME	See Exhibit C

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOEL C. WILSON AND WIFE, PATRICIA WILSON,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION,** a federally chartered savings and loan association, hereinafter called the Grantee, its successors and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance is made subject to those matters described on Exhibit B attached hereto.

The subject property is improved property and has addresses as shown on Exhibit C attached hereto.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we do covenant with the said Grantee 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 Grantee, its successors 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 hands this 16 day of August, 1990.

Joel C. Wilson

Patricia M. Wilson
Patricia Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel C. Wilson and wife, Patricia Wilson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of August, 1990.

Sue Legg
Notary Public

My Commission Expires: 5-23-94

WILSWD

EXHIBIT A

Legal Description

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 2A on the Zone Lot Division of Lot 2 of Magnolia Hall, of record in Book 5200, page 783, Register's Office for said County, to which plan reference is hereby made for a more complete description.

TRACT 2:
Land in Davidson County, Tennessee, being Lot No. 3B on the Zone Lot Division of Lot 3 of Magnolia Hall, of record in Book 5200, page 797, Register's Office for said County, to which plan reference is hereby made for a more complete description.

TRACT 3:
Land in Davidson County, Tennessee, being Lot No. 4A on the Zone Lot Division of Lots 1, 4, 6 and 7 of Magnolia Hall, of record in Book 6250, page 32, Register's Office for said County, to which plan reference is hereby made for a more complete description.

TRACT 4:
Land in Davidson County, Tennessee, being Lot No. 4B on the Zone Lot Division of Lots 1, 4, 6 and 7 of Magnolia Hall, of record in Book 6250, page 32, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tracts 1, 2, 3, and 4 being part of the same property conveyed to Joel C. Wilson and wife, Patricia Wilson, by quitclaim deed from Belle Meade Builders, Inc., of record in Book 6699, page 956, Register's Office for said County.

TRACT 5:
Land in Davidson County, Tennessee, being Lots 14A, 14B, and 15B on the Zone Lot Division of Lots 14 and 15, Section One, Trailwood, of record in Book 6250, page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tract 5 being part of the same property conveyed to Joel C. Wilson and wife, Patricia Wilson, by deed from Belle Meade Builders, Inc., of record in Book 6699, page 956, Register's Office for said County.

EXHA

Permitted Encumbrances

1. Lien for 1990 property taxes.

2. Deed of trust executed by Joel C. Wilson and wife, Patricia Wilson, to Attorneys Title Company, Inc., Trustee, of record in Book 6700, page 8, Register's Office for Davidson County, Tennessee, dated October 31, 1985, securing Metropolitan Federal Savings and Loan Association. (As to Lot 2A, Magnolia Hall)

3. Deed of trust executed by Joel C. Wilson and wife, Patricia Wilson, to Attorneys Title Company, Inc., Trustee,, of record in Book 6700, page 15, Register's Office for said County, dated October 31, 1985, securing Metropolitan Federal Savings and Loan Association. (As to Lot 3B, Magnolia Hall)

4. Deed of trust executed by Joel C. Wilson and wife, Patricia Wilson, to Attorneys Title Company, Inc., Trustee, of record in Book 6700, page 1, Register's Office for said County, dated October 31, 1985, securing Metropolitan Federal Savings and Loan Association. (As to Lot 4A, Magnolia Hall)

5. Deed of trust executed by Joel C. Wilson and wife, Patricia Wilson, to Attorneys Title Company, Inc., Trustee, of record in Book 6699, page 995, Register's Office for said County, dated October 31, 1985, securing Metropolitan Federal Savings and Loan Association. (As to Lot 4B, Magnolia Hall)

6. Deed of trust executed by Joel C. Wilson and wife, Patricia Wilson, to Glenn L. Lawrence, Trustee, of record in Book 6699, page 981, Register's Office for said County, dated October 31, 1985, securing Metropolitan Federal Savings and Loan Association. (As to Lot 14A, Trailwood)

7. Deed of trust executed by Joel C. Wilson and wife, Patricia Wilson, to Glenn L. Lawrence, Trustee, of record in Book 6699, page 979, Register's Office for said County, dated October 31, 1985, securing Metropolitan Federal Savings and Loan Association. (As to Lot 14B, Trailwood)

8. Deed of trust executed by Joel C. Wilson and wife, Patricia Wilson, to Glenn L. Lawrence, Trustee, of record in Book 6699, page 960, Register's Office for said County, dated October 31, 1985, securing Metropolitan Federal Savings and Loan Association. (As to Lot 15B, Trailwood)

9. Deed of trust executed by Joel C. Wilson and wife, Patricia Wilson, to Glenn L. Lawrence, Trustee, of record in Book 7607, page 811, Register's Office for said County, dated July 21, 1988, securing Metropolitan Federal Savings and Loan Association. (As to all Lots)

10. Restrictive covenants contained in an instrument of record in Book 6213, page 359, Register's Office for said County. (As to Lots 2A, 3B, 4A, and 4B, Magnolia Hall)

11. The Plan of record in Book 5800, page 197, as amended in Book 5200, page 703, Register's Office for said County, which shows an owner's certificate, a 20-foot minimum building setback line from Trousdale Drive, a 10-foot public utility and drainage easement located on the rear line of said lot, and a 5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot. (As to Lot 2A, Magnolia Hall)

12. The Plan of record in Book 5800, page 197, as amended in Book 5200, page 797, Register's Office for said County, which shows an owner's certificate, a 20-foot minimum building setback line from Trousdale Drive, and a 10-foot public utility and drainage easement located on the rear line of said lot. (As to Lot 3B, Magnolia Hall)

13. The Plan of record in Book 5800, page 197, as amended in Book 6250, page 32, Register's Office for said County, which shows an owner's certificate, a minimum building setback line from Magnolia Place, and a 10-foot easement for public utility and drainage purposes located on the rear line of said lots. (As to Lots 4A and 4B, Magnolia Hall)

14. Restrictive covenants contained in an instrument of record in Book 5728, page 298, as amended in Book 6128, page 361, Register's Office for said County. (As to Lots 14A, 14B, and 15B, Trailwood)

15. The Plan of record in Book 5210, page 351, amended in Book 6250, page 139, Register's Office for said County, which shows an owner's certificate, a 25-foot minimum building setback line from Elm Hill Pike, a 10-foot easement for public utility and drainage purposes along the rear line of said lot, and a 2.5 x 25 foot utility anchor easement located on the easterly front corner of said lot. (As to Lot 14A, Trailwood)

16. The Plan of record in Book 5210, page 351, amended in Book 6250, page 139, said Register's Office, which shows an owners certificate, a 25-foot minimum building setback line from Elm Hill Pike, a 10-foot public utility and drainage easement located on the rear line of said lot, an 8 inch sewer line located on the northwesterly corner of said lot, and a 2.5 x 25 foot utility anchor easement located on the northerly corner of said lot. (As to Lot 14B, Trailwood)

17. The Plan of record in Book 5210, page 351, amended in Book 6250, page 139, said Register's Office, which shows an owners certificate, a 25 foot minimum building setback line from Elm Hill Pike, a 10 foot public utility and drainage easement located on the rear line of said lot, and a 2.5 x 25 foot utility anchor easement located on the northerly front corner of said lot. (As to Lot 15B, Trailwood)

EXB

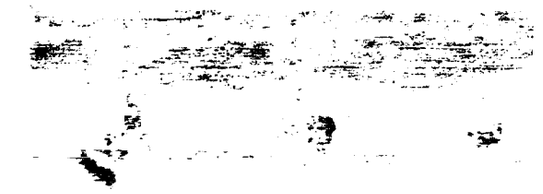
EXHIBIT C

Property	Map-Parcel Number	Address
Lot 2A, Magnolia Hall	146-4-168	4794 Trousdale Drive Nashville, TN 37220
Lot 3B, Magnolia Hall	146-4-187	4792 Trousdale Drive Nashville, TN 37220
Lot 4A, Magnolia Hall	146-4-170	4786 Trousdale Drive Nashville, TN 37220
Lot 4B, Magnolia Hall	146-4-188	4788 Trousdale Drive Nashville, TN 37220
Lot 14A, Trailwood	108-12-4	3239 Elm Hill Pike Nashville, TN 37214
Lot 14B, Trailwood	108-12-147	3237 Elm Hill Pike Nashville, TN 37214
Lot 15B, Trailwood	108-12-148	3241 Elm Hill Pike Nashville, TN 37214

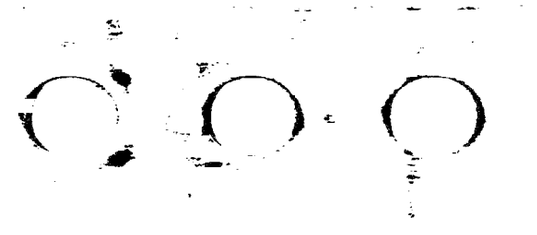
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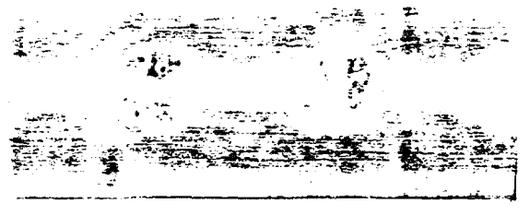
AUG 16 3 27 PM '90

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OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8176 PAGE 498

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 412000.00
				CON TX 1359.60
				PRFEE 1.00
				WDEED 18.00
				TOTAL 1378.60
				CHECK 1378.60
08/16/90	01			15:30 0001 0677

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50070

TENANT REFERENCE

AUG 16 3 27 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 347102