FORM NO. WD-1

BOOK 8293 PAGE 885

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $24,917.26

Robert H. Melton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 1991

Notary Public

MY COMMISSION EXPIRES 11-15-94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Robert H. Melton (NAME)	Glendale Federal Bank (NAME)	Map 72-14
1105 Joseph Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 85366 (STREET ADDRESS)	Parcel 14
Nashville, Tennessee 37207 (CITY) (STATE) (P.O. ZIP)	San Diego, California 92138-5366 (CITY) (STATE) (ZIP)	27W 27360

FOR AND IN 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 Ronald C. Wilkerson and wife, Cheryl A. Wilkerson,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert H. Melton, unmarried,

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. 14 on the plan of E. T. Brown's Subdivision of Part of Lot No. 1 of Cahal Plan, of record in Book 332, page 84, Register's Office for said County.

SAID Lot No. 14 fronts 50.0 feet on the northerly margin of Cahal Avenue and extends back between parallel lines 256.0 feet to an alley.

BEING the same property conveyed to William Caldwell Hancock and C. Kinian Cosner, Jr., as tenants in common, by deed from J. Henry Sherrell of record in Book 6240, page 144, Register's Office for Davidson County, Tennessee, and

BEING the same property conveyed to C. Kinian Cosner, Jr. by quitclaim deed from William Caldwell Hancock of record in Book 6720, page 298, said Register's Office, and

BEING the same property conveyed to Ronald C. Wilkerson and wife, Cheryl A. Wilkerson, by deed from C. Kinian Cosner, Jr. of record in Book 6827, page 876, said Register's Office.

As part of the above consideration, the Grantee assumes and agrees to pay the unpaid balance on a note secured by a deed of trust executed by Ronald E. Rowan and wife, Denise Rowan, in the original principal sum of $28,400.00 recorded in Book 5450, page 200, Register's Office for Davidson County, Tennessee.

Robert H. Melton herewith agrees to assume on this the 1st day of February, 1991.

Robert H. Melton
ROBERT H. MELTON

All sums of money held in escrow by Glendale Federal Bank in connection with said* unimproved ( ) This is improved (XX) property, known as 1127 (House Number) Cahal Avenue (Street) Nashville, Tennessee 37206 (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 hands this 1st day of February, 1991

Ron C. Wilkerson
RONALD C. WILKERSON

Cheryl A. Wilkerson
CHERYL A. WILKERSON

*loan and property is herewith transferred to Grantee.

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, James A. Carney, a Notary Public in and for said County and State, the within named RONALD E. WILKERSON AND CHERYL A. WILKERSON

the bargainor 5, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 1st day of FEBRUARY, 1991

Commission Expires 11-10-91

James A. Carney
Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

93283

IDENTIF. REFERENCE

FEB 15 2 20 PM '91

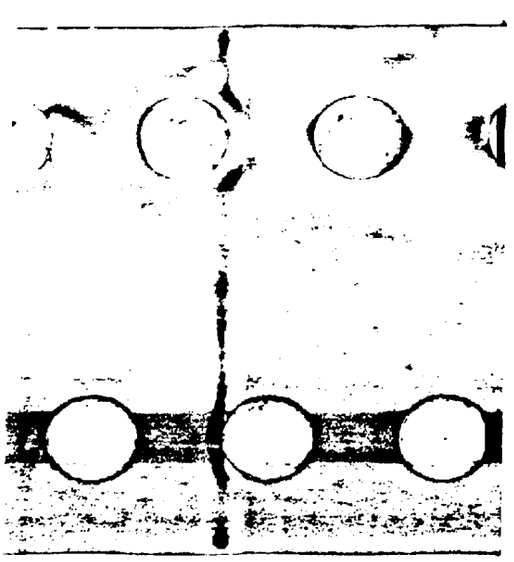
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

7449 02/15 0101 CHECK 89.17

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101





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	24917.26
CON TX	82.17
PRFEE	1.00
MDEED	6.00
TOTAL	89.17
CHECK	89.17

02/15/91 01 14:17 0001 7349

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93283

IDENTIF. TREFERENCE

FEB 15 2 20 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 397644