PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref. (JCB) (PREPARED FROM INFORMATION FURNISHED BY THE PARTIES)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $85,000.00

Affiant

Sworn and subscribed before me this 28th day of February, 1991.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
John S. Wesner
4912 Jonquil Drive
Nashville, TN 37211

MORTGAGEE:
Barclays American/MortgageCorporation
P. O. Box 31728
Charlotte, NC 28231

MAP-PARCEL NUMBERS
147-04-103

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, the undersigned **Bryan Clayton Williams, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John S. Wesner and spouse, Sherylann K. Wesner,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of Welch Meadows, as of record in Book 3700, Page 34, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to the Bryan Clayton Williams and Lester Lee O'Neal by deed from Albert L. Fisher and wife, Frances G. Fisher, of record in Book 6762, Page 885, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Bryan Clayton Williams by Quitclaim Deed from Lester Lee O'Neal being recorded immediately prior hereof.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is made subject to restrictive covenants of record in Book 3942, Page 54, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 6762, Page 888, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is improved property, known as: 4912 Jonquil Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of February, 1991.

Bryan Clayton Williams

State of Tennessee
County of Davidson

On this 28th day of February, 1991, before me the undersigned authority, personally appeared Bryan Clayton Williams, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/24/92

Notary Public

0268 03/01 0101 03CHECK 257.50

BOOK 8301 PAGE 942

96283

IDENTIF. REFERENCE

15 PM '91

OFFICIAL RECEIPT

RECEIVED FROM _____

FOR _____

BOOK 8301 PAGE 943

CON - 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		PROB FEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	85000.00
CON TX	280.50
PRFEE	1.00
WDEED	6.00
TOTAL	287.50
CHECK	287.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 19 18 0001 0268

9 6 2 8 3

IDENTIF. REFERENCE

No. 401105