ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mark L. Dever	BarclaysAmerican Mortgage	Map and Parcel
1820 Dahlia Drive	ATTN: Tax Department	094-08-0
Nashville, TN 37210	P.O. Box 31728	006.00
	Charlotte, NC 28231	

This instrument prepared by: Cindy S. Smith, Attorney at Law, 2605 Elm Hill Pike, Suite C, Nashville, TN 37214 (Box 27-Bottom)

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Calgary Venture, a Joint Venture,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Mark L. Dever, a single person,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows to wit:

> Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Dahlia Gardens, Section II, of record in Book 2900, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Calgary Venture, a joint venture, by deed from Leonard Mark Kirk and wife, Sara Jane Kirk, of record in Book 8370, page 506, Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as 1820 Dahlia Drive, Nashville, Tennessee 37210.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of record in Book 2900, Page 82, said Register's Office and all matters therein; (2) Property Tax Lien for the current year, said taxes remaining in escrow and payment of same assumed by the Grantees; (3) Deed of Trust of record in Book 6885, Page 40, and assigned in Book 6885, Page 45, said Register's Office; (4) Restrictive Covenants of record in Book 3134, Page 151, and in Book 3066, Page 77, said Register's Office.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee of an indebtedness secured by a Deed of Trust of record in Book 6885, Page 40 and assigned in Book 6885, Page 45, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever ~~is~~ greater for this transfer is $48,084.47.

Affiant

Subscribed and sworn to before me this 29th day of July, 1991

Notary Public
My Commission Expires 1-23-95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3 4 7 2 8

IDENTIFICATION REFERENCE

Jul 30 10 09 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of July, 1991.

CALGARY VENTURE, A JOINT VENTURE

BY: [signature]

TITLE: Venturer

6206 07/30 0101 03CHECK 184.97

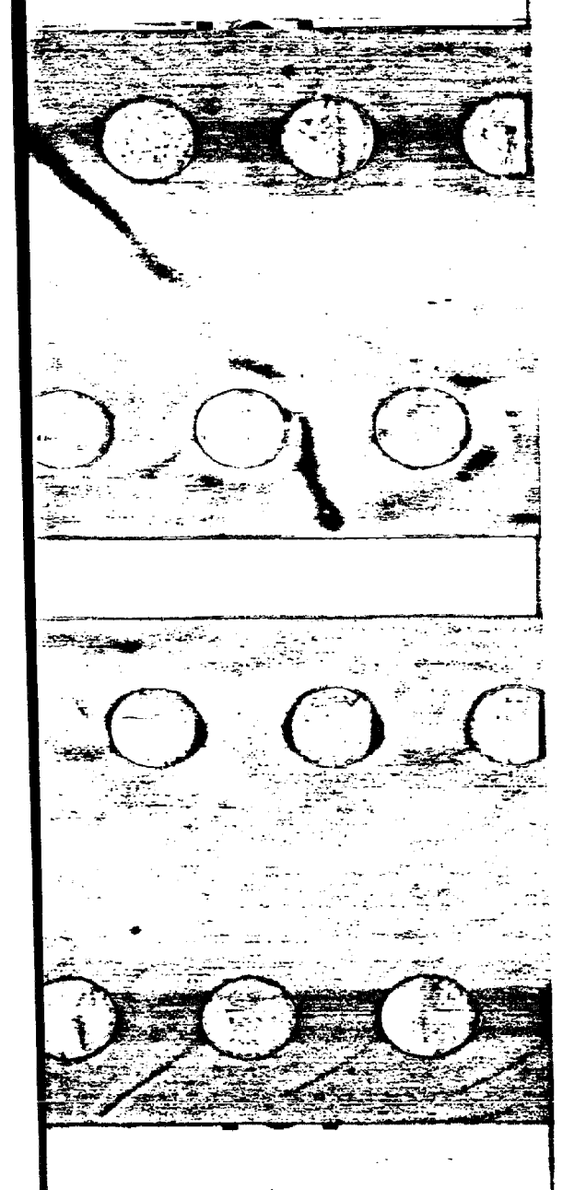
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared John D. Floyd with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Venturer of Calgary Venture, a Joint Venture, the within named bargainor, a Joint Venture, and that he as such Venturer, executed the foregoing instrument for the purposes therein contained, by signing the name of the Joint Venture by himself as John D. Floyd, Venturer.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 1991.

Notary Public
My Commission Expires: 7-23-94

NOTARY PUBLIC AT LARGE TENNESSEE



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8408 PAGE 120

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 48084.47
CON TX 177.97
PRFEE 1.00
~~MFEE 6.00~~
~~TOTAL 184.97~~
CHECK 184.97

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/30/91 01 10:04 0001 6206

3 4. 7. 2. 8.

IDENTIFICATION REFERENCE

Jul 30 10 04 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 445162