File Box 38 File 10283

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8425 PAGE 705

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT G. CALTON, III (NAME)	First Union Mortgage Corp. (NAME)	Map 117-3-A
2300 Roswell Avenue, #7 (STREET ADDRESS OR ROUTE NUMBER)	4300 Six Forks Road P.O. Box 18109 (STREET ADDRESS)	Parcel 7
Charlotte, North Carolina 28207 (CITY) (STATE) (P. O. ZIP)	Raleigh, North Carolina 27619 (CITY) (STATE) (ZIP)	F.B. 7DA75106

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, CHARLES HARRY MALONE AND BETTYE S. MALONE AND MELINDA LEE MALONE WAYLAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT G. CALTON, III, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 7 on the Plan of Versailles Apartments of record in Plat Book 5050, page 80, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Apartments, a horizontal property regime established by Master Deed and By-Laws of record in Book 5168, page 944, amended in Book 7770, page 955, Book 5589, page 367, Book 5659, page 641, and Book 5667, page 375, said Register's Office.

Being the same property conveyed to Charles Harry Malone and wife, Bettye S. Malone as to a one-half undivided interest and Melinda Lee Malone as to a one-half undivided interest by deed from Harry Roland Millsaps and wife, Mitzi Millsaps of record in Book 6832, page 111, said Register's Office. Melinda Lee Malone being one and the same as Melinda Lee Malone Wayland and Melinda M. Wayland.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; (2) Charter of Incorporation of record in Book 5179, page 858; (3) Covenants, Conditions, Restrictions and Agreements of record in Book 5168, page 944, amended in Book 7770, page 955; Book 5589, page 367, Book 5659, page 641, and in Book 5667, page 375; and (4) All matters appearing on the Plan of record in Plat Book 5050, page 80, said Register's Office.

R. Eddie Wayland, spouse of Melinda Lee Malone Wayland, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Melinda Lee Malone Wayland.

This is unimproved ( ) improved (XX) property, known as Unit 7 3000 Hillsboro Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of August, 19 91.

Charles Harry Malone
CHARLES HARRY MALONE

Bettye S. Malone
BETTYE S. MALONE

Melinda Lee Malone Wayland
MELINDA LEE MALONE WAYLAND

R. EDDIE WAYLAND

BOOK 8425 PAGE 706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Harry Malone, Bettye S. Malone, R. Eddie Wayland

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 15th day of August, 19 91.

My commission expires 1-22-95 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melinda Lee Malone Wayland, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 20th day of August, 1991.

Notary Public

My Commission Expires:
1-22-95

4087 Aug 22 11 09 AM 91
TENNESSEE REGISTER'S OFFICE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 19 91.

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

CHARLES HARRY MALONE AND BETTYE S. MALONE AND MELINDA LEE MALONE WAYLAND

TO

ROBERT G. CALTON, III

5679 08/22 0101 03CHECK 277.10

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

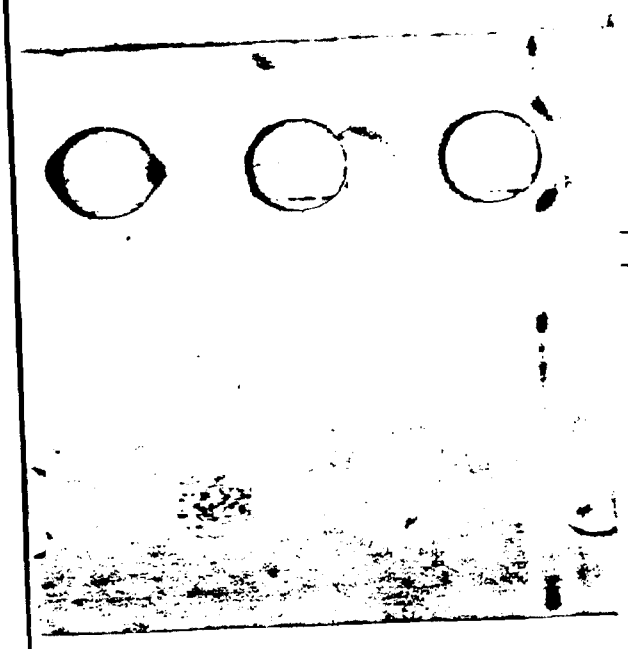
RECEIVED OF _____

FOR _____

BOOK 8425 PAGE 707

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
AC WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	73000.00
CON TX	270.10
PRFEE	1.00
WDEED	6.00
TOTAL	277.10
CHECK	277.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/22/91 01 11:10 0001 5679

4.0.8.7.9.

IDENTIFICATION REFERENCE

Aug 22 11 00 AM '91

FELIX Z. WILSON, II

No. 452189