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: (blw) (Title No: 31318)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 325,000.00

Frank C. May
Affiant

Sworn and subscribed before me this 16th day of December, 1991.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER AND SEND TAX BILLS:
Frank C. May
228 Ensworth Place
Nashville, TN 37205

MORTGAGEE:

MAP-PARCEL NUMBERS
116-4-76

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 **Howard Daniel Banks, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frank C. May and spouse, Diane C. May,** 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:**

Tract I

Land in Davidson County, Tennessee, being the southerly part of Lot No. 34 on the Map of Clearview Subdivision, as of record in Book 843, page 8, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr.,, Surveyor, July 21, 1949, as follows:

Beginning on the westerly margin of Clearview Drive at the southerly corner of Lot No. 34, being 765.2 feet south of the center line of Woodlawn Drive, also being in the easterly line of the property conveyed to Frederick E. Cowden and wife, by deed from Lillian Wyatt Allan and husband, of record in Book 1728, page 321, said Register's Office; thence with Cowden's easterly line northwardly 140.2 feet to the southeast corner of the property conveyed to W. Jo Wallace, by deed from J. W. N. Lee, et al., of record in Book 1109, page 360, and by deed from James Edward Wallace of record in Book 1403, page 481, said Register's Office; thence with Wallace's southerly line extended eastwardly, being parallel to and 625 feet south of the center line of Woodlawn Drive 44.5 feet, more or less, to the westerly margin of Clearview Drive; thence with said Drive, southwardly 147.5 feet, more or less, to the beginning.

Being the same property conveyed to Marion H. Banks and wife, Katharine D. Banks, by deed from W. J. Wallace, a widower, of record in Book 2876, page 381, said Register's Office. Marion H. Banks has since died. Katharine D. Banks has subsequently died, unmarried and testate. By Will of record in Will Book 176, page 502, Probate Court Clerk's Office for Davidson County, Tennessee, Katharine D. Banks devised subject property to Howard Daniel Banks.

TRACT II

Land in Davidson County, Tennessee being the northerly 137-1/2 feet of the southerly 275 feet of lot number 4 on the Revised Plat of Mrs. Claude Waller's Re-subdivision of lots numbers 4, 5, 6, 9, 10, 11, 14, and 15 on the Map of Ensworth, as of record in Book 421, page 175 of the Register's Office for Davidson County, Tennessee.

Said part of lot number 4 fronts 137-1/2 feet on the easterly side of Ensworth Avenue and runs back from the center of said Avenue between parallel lines 566 feet to the center of Oaklawn Avenue, now closed.

Being the same property conveyed to Marion H. Banks and wife, Katharine D. Banks by deed from E. Hays Jakes and wife, Charlotte Bowman Jakes of record in Book 2634, page 93, Register's Office for Davidson County, Tennessee. Marion H. Banks has since died. Katherine D. Banks has subsequently died, unmarried and testate. By Will of record in Will Book 176, page 502, Probate Court Clerk's Office for Davidson County, Tennessee. Katherine D. Banks devised subject property to Howard Daniel Banks.

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

This is improved property, known as: 228 Ensworth Place, Nashville, TN 37205

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 16th day of December, 1991.

Howard Daniel Banks By Donnie Creighton, Atty-in-Fact

Howard Daniel Banks, By: Donnie Creighton, Atty.-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donnie Creighton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Howard Daniel Banks as his Attorney in Fact as the free act and deed of the within named Donnie Creighton.

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of December, 1991.

NOTARY PUBLIC

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

My commission expires: 9/26/92

7014.5

REGISTER'S OFFICE Dec 17 12 06 PM '91

"EXHIBIT A"

STATE OF TENNESSEE

COUNTY OF DAVIDSON

3293 12/17 0101 03CHECK 1209.50

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Donnie Creighton

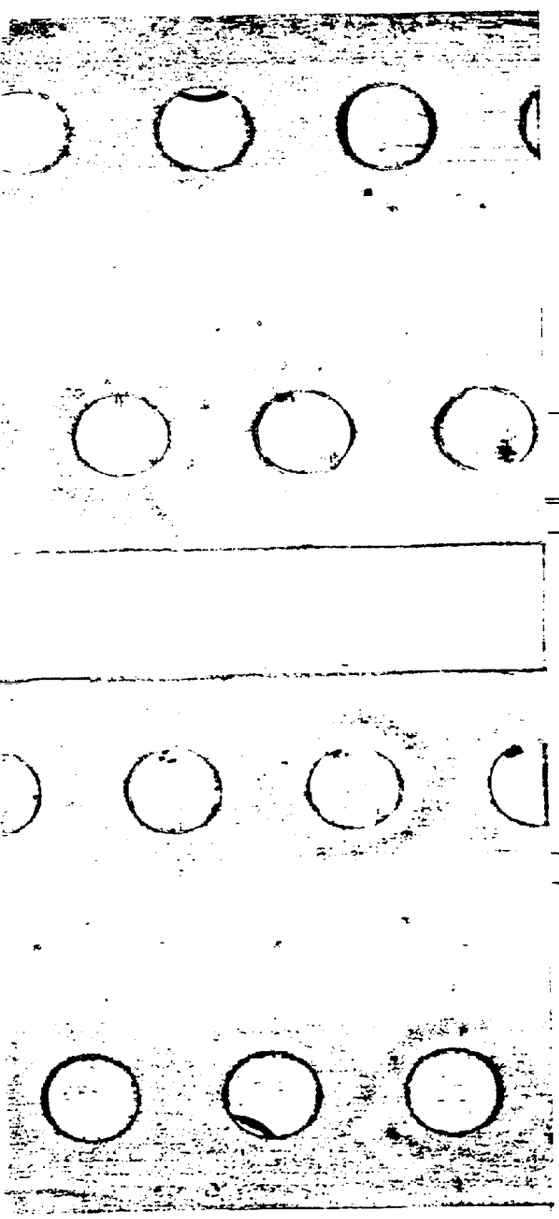
Affiant - Donnie Creighton

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

Sworn to and subscribed before me this 16th day of December, 1991.

Notary Public

My Comm Expires: 9/26/92



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

RECEIVED OF _____

FOR _____

BOOK 8509 PAGE 847

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD 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 325000.00
CON TX 1202.50
PRFEE 1.00
WDEED 6.00
TOTAL 1209.50
CHECK 1209.50

12/17/91 01 12:06 0001 3293

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7014.5.

IDENTIFICATION REFERENCE

DEC 17 12 06 PM '91

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY
NASHVILLE, TENN.

No. 485798