Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Donald E. Alford 2650 Morgan Road Nashville, Tennessee	015-00-254	NEW OWNER

This instrument prepared by: Boult, Cummings, Conners & Berry (CDC)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Lucian Minton and wife, Jo Ann Minton (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Donald E. Alford and wife, Wendy R. Alford (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters shown on the Plan of record in Book 6200, page 979, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Wendy Alford
Affiant

Subscribed and sworn to before me this 30th day of April 1992.

Loretta B. Lane
Notary Public
My Commission Expires: 5/23/94

NOTARY PUBLIC

0627-7

IDENTIF. REFERENCE

APR 3 3 26 PM '92

DAVIDSON COUNTY TN.

3. Matters shown on the Plan of record in Book 8483, pages 525 and 526, said Register's Office.

4. Agreement and covenant of record in Book 4574, page 664, re-recorded in Book 4576, page 183, said Register's Office.

5. Agreement to maintain Minton Court of record in Book 8186, page 221, said Register's Office.

This is unimproved property, known as 2650 Morgan Road, Joelton, Tennessee 37080.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 30th day of April, 1992.

Lucian Minton

Jo Ann Minton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, Notary Public, Lucian Minton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of April, 1992.

Loretta B. Lane
Notary Public

My Commission Expires: 5/23/94

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, Notary Public, Jo Ann Minton, 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 30th day of April, 1992.

Loretta B. Lane
Notary Public

My Commission Expires: 5/23/94

EXHIBIT A

Land in Davidson County, Tennessee, being all of the Parcel of Land shown on the Plan of Revision of Lot 2 of Minton's Two Lot Subdivision of record in Book 8483, pages 525 and 526, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Lucian Minton and wife Jo Ann Minton by deed from Willie E. Duke and wife Lois Hazel Duke of record in Book 4466, page 666, Register's Office for Davidson County, Tennessee.

wp:cdcminexa

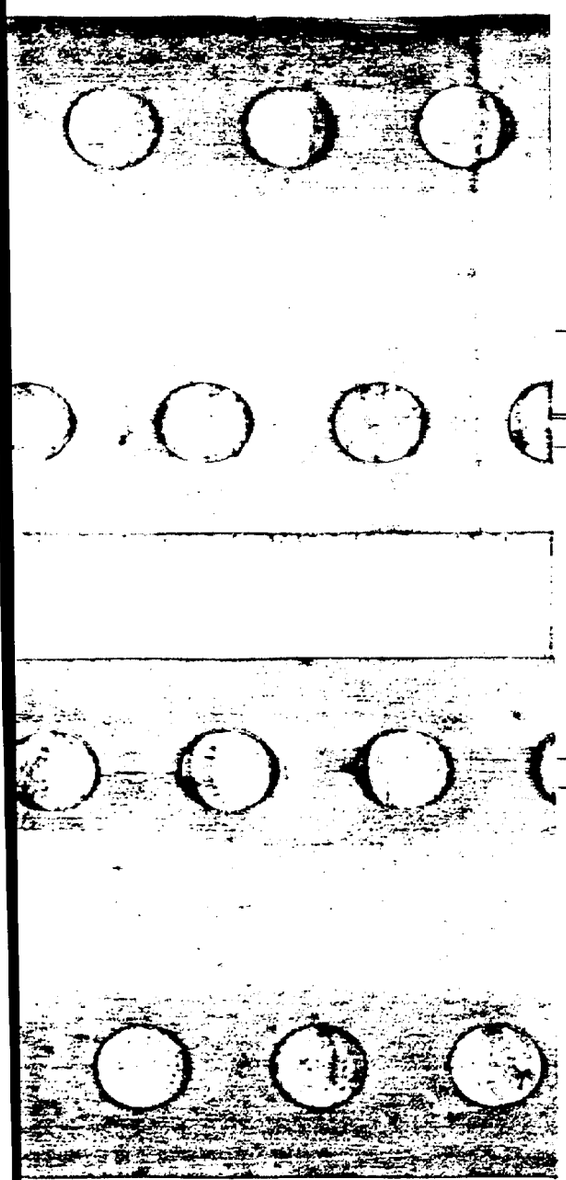
5717 04/30 0101 03CHECK 87.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____ BOOK 8614 PAGE 577

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 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 12.00
TOTAL 87.00
CHECK 87.00

04/30/92 01 15:24 0001 5717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06277

IDENTIF. REFERENCE

APR 30 3 26 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TR.

No. 526493