PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8766

W & I Ref: (ljh) (Title No: 33705)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 86443.78

John L. Vensel Jr.
Affiant

Sworn and subscribed before me this
21st day of September, 1993.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
John L. Vensel, Jr. Elizabeth Ann Vensel 4912 Jonquil Drive Nashville, TN 37211	BarclaysAmerican/Mortgage Corp. P. O. Box 31728 Charlotte, NC 28231	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 **John Wesner and spouse, Sherylann Wesner,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John L. Vensel, Jr. and spouse, Elizabeth Ann Vensel,** 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, Section One, of record in Book 3700, page 34, Register's Office for said County.

Said Lot No. 26 fronts 77.93 feet on the easterly margin of Jonquil Drive and extends back 129.53 feet on the southerly line an 127.25 feet on the northerly line to a dead line in the rear, measuring 71.19 feet thereon.

Being the same premises conveyed to John S. Wesner and spouse Sherylann K. Wesner by deed from Bryan Clayton Williams of record in Book 8301, page 941, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 3942, page 54 and any and all matters shown on the herein referenced Plan of record in said Register's Office.

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 to Bryan Clayton Williams and Lester Lee O'Neal, of record in Book 6762, page 888, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee.

8060 09/22 0101 03CHECK 328.68

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 21st day of September, 1993.

John Wesner
John Wesner

Sherylann Wesner
Sherylann Wesner

State of Tennessee
County of Davidson

On this 21st day of September, 1993, before me the undersigned authority, personally appeared **John Wesner** and **Sherylann Wesner**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) 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 DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires: _____

Notary Public

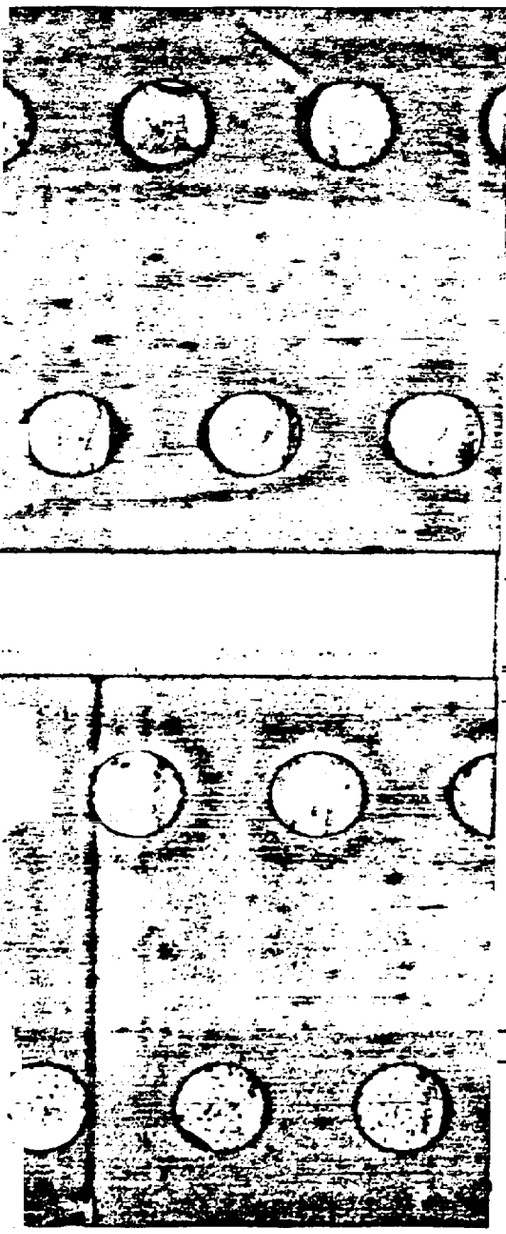
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

IDENTIF. & REFERENCE

93 SEP 22 AM 11:29

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9087 PAGE 903



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

RECEIVED OF _____

FOR _____

BOOK 9087 PAGE 904

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 86443.78
CON TX 319.68
PRFEE 1.00
WDEED 8.00
TOTAL 328.68
CHECK 328.68

09/22/93 01 11:30 0001 8060

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65407
IDENTIF. # REFERENCE

93 SEP 22 AM 11:29
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 700456