PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jb) Title No: 38272
Dav. Co. File: Box 8

BOOK 10225 PG 9

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ralph W. Mello, Trustee 101 West Park Dr., Ste. 250 Brentwood, Tennessee 37027	SAME

TAX MAP-PARCEL NUMBERS: 117-13-90

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 **Frances McKinstry a/k/a Frances McKinstry Forrester, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ralph W. Mello, Trustee,** 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. 54 on the Map of Woodmont Estates No. 2 as of record in Book 1130, page 99, Register's Office for said County.

SAID Lot No. 54 fronts 109.8 feet on the northerly margin of Abbott Martin Road and runs back 204.7 feet on the easterly line and 208 feet on the westerly line to a dead line in the rear, measuring 94.4 feet thereon.

BEING the same property conveyed to Frances McKinstry, Catherine McKinstry and Margaret McKinstry by deed from Samuel Hillard Brown, Jr. and wife, Jo Ann H. Brown of record in Book 4450, page 170, Register's Office for said County. The said Catherine McKinstry and Margaret McKinstry died, leaving Frances McKinstry as surviving tenant.

This is improved property, known as: 2414 Abbott Martin Road, Nashville, Tennessee 37215

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 10th day of October, 1996.

Frances McKinstry Forrester
Frances McKinstry Forrester

State of Tennessee
County of Davidson

On this 10th day of October, 1996, before me the undersigned authority, personally appeared **Frances McKinstry Forrester**, 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

My Commission Expires 9/18/99

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 175000.00

Frances McKinstry Forrester
Affiant

Sworn and subscribed before me on the 10th day of October, 1996.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

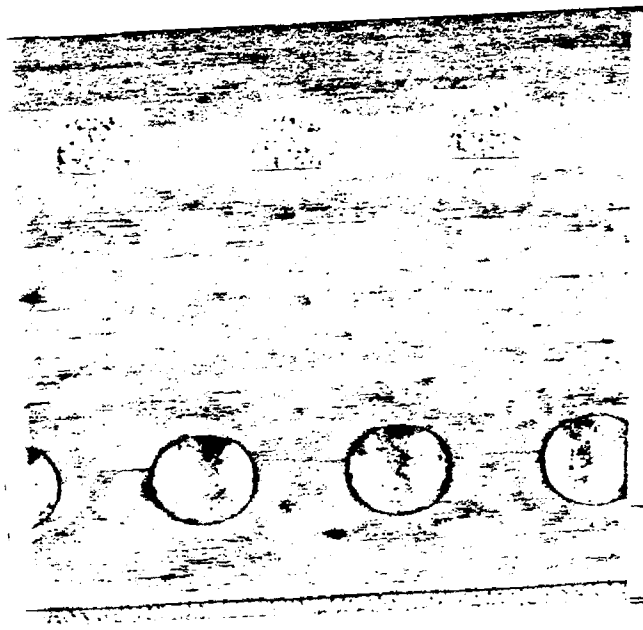
Notary Public

My Commission Expires 9/18/99

96 OCT 14 PM 2:11
FELIX A. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.

9710 10/14 0101 03CHECK 656.50

IDENTIFICATION REFERENCE
012583O



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

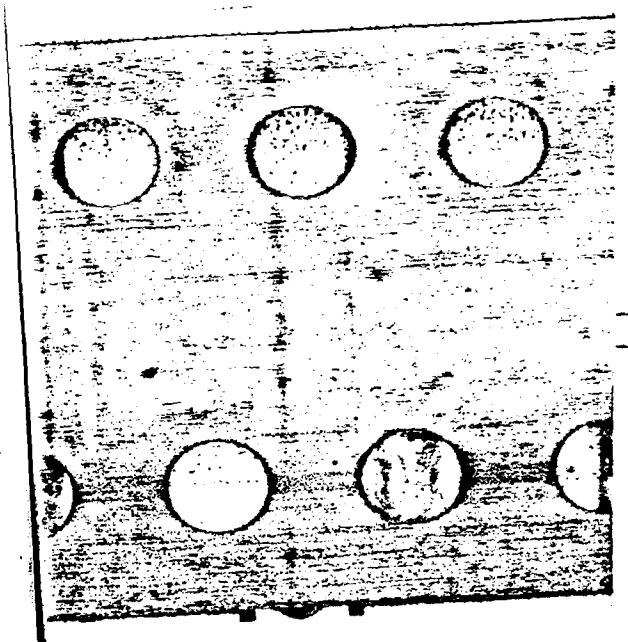
RECEIVED OF _____

FOR _____

BOOK 10225 PG 11

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
				175000.00
			CON TX	647.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	656.50
			CHECK	656.50
10/14/96	01		14:19 0001	9710



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0235830
IDENTIF. # REFERENCE

96 OCT 14 PM 2:11
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1076755

No. [redacted]