THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 85,000.00

Michael D. McNew
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 30th day of October 1998

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-2001

BOOK 11195 PAGE 532

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DANIEL WAYNE WILSON, JR. 121 Academy Square Nashville, Tennessee 37210	Fleet Mortgage Corporation P.O. Box 303 Milwaukee, WI 53201	MAP 93-11 A PARCEL 121 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FIVE THOUSAND AND NO/100---------- ---------- ($ 85,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, WILLIAM BAILEY VAUGHN, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto DANIEL WAYNE WILSON, JR. AND MICHAEL D. MCNEW, BOTH UNMARRIED, as Joint Tenants with Right of Survivorship hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 121 on the Plan of Revised Academy Square as of record in Plat Book 5200, page 614, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to William Bailey Vaughn by deed from Anita J. Whaley, unmarried, of record in Book 7846, page 721, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust in favor of Homeland Mortgage Corporation of record in Book 7184, page 665, Register's Office for Davidson County, Tennessee, and assigned to Fleet Mortgage Corporation by instrument of record in Book 7221, page 301, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved property known as 121 Academy Square, Nashville, Tennessee 37210

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 s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Revised Academy Square of record in Book 5200, page 614, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s himself , his heirs and representatives to warrant and forever defend the title to the said GRANTEE s , their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of October, 19 98.

WILLIAM BAILEY VAUGHN

Michael D. McNew
Grantee

Daniel W. Wilson, Jr.
Grantee

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 WILLIAM BAILEY VAUGHN, MICHAEL D. McNEW and DANIEL W. WILSON, JR., the bargainor s , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of October, 19 98.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

0510073
IDENTIF. & REFERENCE

98 NOV -9 AM 9:39
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

4370 11/09 0101 03CHECK 32

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

RECEIVED OF _____

FOR _____

BOOK 11195 PAGE 534

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	85000.00
			CON TX	314.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	325.50
			CHECK	325.50

11/09/98 01 09:40 0001 4370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05I0073
IDENTIF. # REFERENCE

98 NOV -9 AM 9:39
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1369496