THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16448
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $165,000.00

Affiant

Subscribed and sworn to before me, this 10th day of May, 1999

Notary Public

My Commission Expires: 9/18/99

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MICHAEL PASSONS	NationsBanc Mortgage Corp.	117-02
2141 Sharondale Drive	P.O. Box 35140	209
Nashville, Tennessee 37215	Louisville, KY 40232	07dDa21200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, FRANK A. WILK, III, MARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHAEL PASSONS, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2141 Sharondale Dr., Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of May, 1999.

FRANK A. WILK, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, FRANK A. WILK, III, MARRIED, 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 10th day of May, 1999.

My Commission Expires: 9/18/99

Notary Public

WARDEED

FILED FOR RECORD
99 MAY 14 AM 10:52
DAVIDSON COUNTY, TN
RECORDED
99 MAY 14 AM 10:52
REGISTER'S OFFICE
REFERENCE
058764

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly part of Lot No. 19 Block 2 on the Plan of W.V. Davidson's Hillsboro Highlands, Sections 2 and 3 as of record in Book 843, page 23, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 19 fronts 87.5 feet on the southwesterly margin of Sharondale Drive, and fronts 97.0 feet on the easterly margin of Valley Road, and runs back 146.0 feet on the southerly line and 159.5, more or less on the easterly line, to a point of intersection.

Being the same property conveyed to Frank A. Wilk, III, a single person by deed from Richard M. O'Brien and wife, Lee Ann Faulkner of record in Book 9686, page 909, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 3765, page 138; and (3) All matters appearing on the Plan of record in Plat Book 843, page 23, said Register's Office.

This is not now nor has it ever been the principal residence of the spouse of Frank A. Wilk, III.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK **11479** PG. **119**

0587064

INSTRUMENT # REFERENCE

99 MAY 14 AM 10:52

CAPT
1:5300.30
CO TX $10.50
PRFEE 1.00
MISC 5.00
CFEE 2.00
TOTAL $21.50
CHECK $21.50
05/14/99 03 10:55 0001 $148

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1460781