BOX 15

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF July, 19 85

Notary Public

MY COMMISSION EXPIRES: June 5, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney P. O. Box 150349 Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia A. Fox (NAME)	Sovran Mortgage Corporation (NAME)	136-3C #125
3707 Colonial Heritage Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 26388 (STREET ADDRESS)	2D-59438
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 23260 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Martin F. Washburn and wife, Denise T. Washburn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia A. Fox

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Heritage Village of Priest Lake Park, Section II, as of record in Book 5200, page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 36.91 feet on the southerly margin of Colonial Heritage Drive and extends back 165.61 feet on the northeasterly line and 138.59 feet on the westerly line to a broken line in the rear measuring 212.50 feet thereon.

Being the same property conveyed to Martin F. Washburn and wife, Denise T. Washburn by deed from Philhall Corporation, of record in Book 5851, page 883, 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 of record in Book 6049, page 415, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

This is ( ) unimproved (X) improved property, known as 3707 Colonial Heritage Drive Nashville, Tennessee 37217
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 28th day of May, 19 85

Martin F. Washburn Denise T. Washburn

3139

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Texas
STATE OF ~~TENNESSEE~~
~~Davidson~~ County
TARRANT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin F. Washburn and Denise T. Washburn

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 at Arlington, Texas, ~~Tennessee~~, this 28th. day of May, 19 85

Commission expires 6-30-88

Susan Bailey
Susan Bailey Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed 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 at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37208

J 2 1 0 3 9

FELIX ~~MILLIGAN~~ REGISTER
DAVIDSON COUNTY, TN
JUL 18 12 23 PM '85

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

77900.00- CAMT.
202.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 209.04-
8138A07/16/85 BAL .09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 1 0 3 9

IDENTIF. REFERENCE

JUL 16 12 23 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 154332