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FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $72,000.00

Truman E. Shaneyfelt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF February 19 87

Notary Public

MY COMMISSION EXPIRES: 1-20-88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 VULTEE BOULEVARD - NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Truman E. Shaneyfelt (NAME)	Sovran Mortgage Corporation (NAME)	MAP 162-6
257 Delvin Drive (ADDRESS)	51 Century Boulevard, Suite 150 (ADDRESS)	PARCEL 64
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	5DU-39764

FOR AND 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, John E. Morgan, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Truman E. Shaneyfelt and wife, Betty M. Shaneyfelt

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. 45 on the Plan of Fair Oaks, of record in Book 4175, pages 42 and 43, Register's Office for said County.

Said Lot No. 45 fronts 75.0 feet on the southerly margin of Delvin Drive and extends back 130.10 feet on the easterly line and 136.80 feet on the westerly line to a dead line in the rear, measuring 84.5 feet theron.

Being the same property conveyed to John E. Morgan, a single person by deed from Kim R. Meadows and wife, Patricia L. Meadows of record in Book 5530, page 78, Register's Office Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 4289, page 198 and Book 4475, page 863 Register's Office for said County.

9.38 98.

IDENTIFICATION REFERENCE

FEB 17 8 21 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK 02/17 208.10

This is unimproved ( ) improved (X) property, known as 257 Delvin Drive, Antioch, Tennessee 37013
(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 my hand this 12th day of February 19 87

John E. Morgan

613

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 John E. Morgan

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and he acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at 1187 Vultee Boulevard, Tennessee, this 12th day of February, 1987

Commission expires 11/10/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (his oath / themselves) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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 at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

John E. Morgan.

TO

Truman E. Shaneyfelt and wife, Betty M. Shaneyfelt

RETURN TO:

CUMBERLAND TITLE COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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	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

[illegible]0- CAMT.
[illegible].60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 208.10-
06/3282/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:38 98

IDENTIFT REFERENCE

FEB 17 8 21 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 45964