BOOK 7254 PAGE 373

THIS INSTRUMENT PREPARED BY:
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

NAME/ADDRESS OF NEW OWNER(S):

JAMES D. WADE, JR., ET UX
MARY E. WADE
914 PATRICIA DRIVE
NASHVILLE, TENNESSEE

MORTGAGEE(S):

SOVRAN MORTGAGE CORPORATION
201 EAST CARY STREET
RICHMOND, VIRGINIA 23219

SEND TAX BILLS TO:

SOVRAN MORTGAGE CORPORATION
201 EAST CARY STREET
RICHMOND, VIRGINIA 23219

MAP AND PARCEL NOS.:

MAP 107-9
PARCEL 98
2DA-53686

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 57,450.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 24th day of May, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-12-89

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged MARY E. ANGLEA AND SUSAN ANGLEA MORGAN hereinafter referred to as "GRANTOR(S)", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said JAMES D. WADE, JR., ET UX, MARY E. WADE hereinafter referred to as "GRANTEE(S)" their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 914 Patricia Dr., Nashville, Tennessee.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and assigns forever, and we covenant with the Grantee(s), their heirs and assigns, that we are lawfully seized and possessed of the " Property " in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 29th day of may, 1987.

Mary E. Anglea
MARY E. ANGLEA

Susan Anglea Morgan Nelson
SUSAN ANGLEA MORGAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said State and County, the within named MARY E. ANGLEA AND SUSAN ANGLEA MORGAN the Bargainor(s) with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 29th day of May, 1987.

Deana A. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

Being Lot No. 32 on the Plan of Patricia Heights, Section I, as of record in Book 2331, pages 130 and 131, Register's Office, for said County, described as follows:

Beginning at a point in the northerly margin of Rexdale Drive at the corner of Lots Nos. 31 and 32; thence northwardly with the line between said Lots 152.6 feet to a concrete monument set in the south line of Lot No. 34; thence with the line between Lots 32 and 34, westwardly 38 feet to another concrete monument, the southeast corner of Lot 33; thence continuing on westwardly with the line between Lots 32 and 33, a distance od 117 feet to a point in the easterly margin of Patricia Drive; thence with the margin of the same, southwardly 125 feet to a point, the beginning of a curve; thence around said curve, southeastwardly 59.3 feet to a point in the north margin of Rexdale Drive; thence with the margin of the same, eastwardly 92.2 feet to the beginning.

Being the same property conveyed to Mary E. Anglea and Susan Anglea Morgan by deed from John R. Wooten et ux, Brenda D. Wooten of record in BOok 5299, page 984, said Register's Office.

" EXHIBIT B " BOOK 7254 PAGE 376

This conveyance is subject to the following:

1. 1987 real property taxes and real property taxes for future years.

2. Restrictive covenants contained in instrument of record in Book 2962, page 522, said Register's Office.

3. The Plan of record in Book 2331, pages 130 and 131, said Register's Office, shows an owner's certificate, a 60 foot minimum building setback line from Rexdale Drive and a 40 foot minimum building setback line from Patricia Drive and a 10 foot public utility easement along the rear and eastern line of said lot.

31754

IDENTIFICATION REFERENCE

JUN 2 [illegible] 1987

PEGGY Z. [illegible]
DAVIDSON COUNTY, T.C.

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

RECEIVED OF _____

FOR _____

BOOK 7254 PAGE 377

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
			57450.00- CANT.	
			160.72 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 173.22-	
3924406/02/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31754

IDENTIFICATION REFERENCE

JUN 2 6 35 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 88334