BOOK 7538 PAGE 381

Filed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Mark Wayne Buford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, A.D. 88

Notary Public

MY COMMISSION EXPIRES: 3/4/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDDIE MONTGOMERY, ATTORNEY AT LAW
215 CENTERVIEW DRIVE, SUITE 150 - BRENTWOOD, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (MORTGAGE COMPANY)	MAP-PARCEL NUMBERS
Mark Wayne Buford (NAME)	Sovran Mortgage Corporation (NAME)	149-02-0-A
800 Bayswater Place (ADDRESS)	1512 Willow Lawn Drive (ADDRESS)	08000
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Richmond, VA 23230-3479 (CITY) (STATE) (ZIP)	02D74532

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, Wellington Enterprises LTD., a New York Corporation, its successors and assigns

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Wayne Buford and wife, Marcy D. Buford

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. 110 on the Final Planned Unit Development of Piccadilly Square, Phase I, of record in Book 5200, pages 720, 721 and 722, said Register's Office, to which plan reference is herby made for a more complete and accurate legal description.

Being part of the same property conveyed to Wellington Enterprises LTD., a New York Corporation, its successors an assigns by deed from Randall Phillips Builders, Inc., A Tennessee Corporation of record in Book 6074, Page 955, Register's Office, Davidson County, Tennessee.

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

28571

IDENTIFICATION REFERENCE

MAY 9 10 47 AM '88

METRO MAX DEDUCT $55.50

unimproved ( )
This is improved (X) property, known as 800 Bayswater Place, Antioch, TN 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 4th day of May, 19 88

Wellington Enterprises LTD
By:

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____

Commission expires_____

_____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Vincent Wesnosske and _____ with whom I am personally acquainted and who

his oath himself

upon (~~XXXXXXXXXX~~) acknowledged (~~XXXXXX~~) to be the President and _____ respectively of the Wellington Enterprises LTD the within named bargainor, and corporation, and that (he) (they) as such President 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 Vincent Wesnosske as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at 215 Centerview Drive on this the 4th day of May 19 88

My commission expires 3/4/90

_____
Notary Public

WARRANTY DEED

FROM

Wellington Enterprises LTD

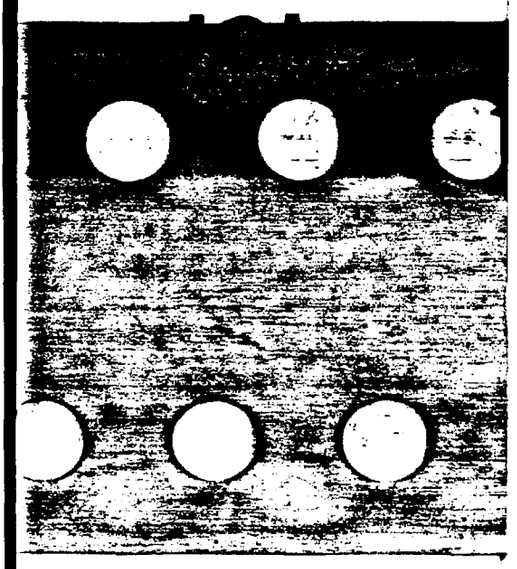
TO

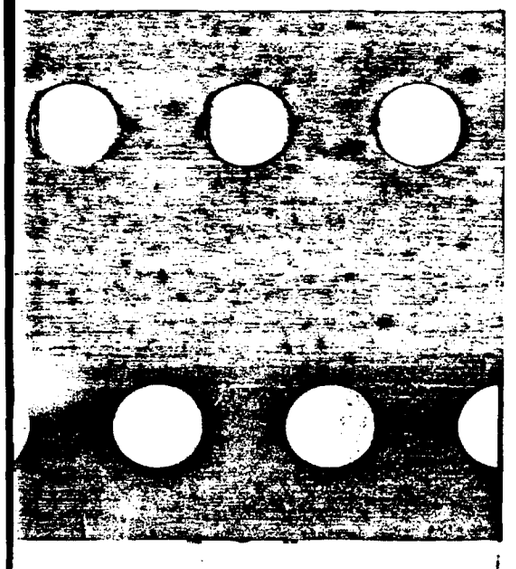
Mark Wayne Buford and wife, Marcy D. Buford

RETURN TO:

MONTGOMERY & ASSOCIATES
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

EDDIE MONTGOMERY
ATTORNEY - AT - LAW
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	92500.00
CON TX	259.00
PRFEE	0.50
MISC	6.00
TOTAL	265.50
CHECK	265.50

05/09/88 01 10:47 0001 4795

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28571

IDENTIFICATION REFERENCE

MAY 9 10 47 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 89046