File Box 8761

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY,** Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
John A. Bers	Sovran Mortgage Corporation	MAP 158-7
6115 Stonehaven Drive	1512 Willow Lawn Drive	PARCEL 31
Nashville, TN 37215	Richmond, VA 23230-3479	FH-13264

WARRANTY DEED

BOOK 7564 PAGE 935

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert A. Downing and wife, Peggy D. Downing hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John A. Bers and wife, Mary M. Bers hereinafter called the Grantee, Grantee's 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. 612 on the plan of Hillsboro Park Section 13, of record in Book 4175, pages 19 and 20, Register's Office for said County.

SAID Lot No. 612 fronts 179.49 feet on the broken westerly margin of Stonehaven Drive and extends back 754.6 feet on the northerly line and 546.2 feet on the southerly line to a broken line in the rear, measuring 387.2 feet thereon.

Being the same property conveyed to Robert A. Downing and wife, Peggy D. Downing by deed from Estes-Taylor Company, a Tennessee corporation of record in Book 4326, page 759, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2435, page 237 and amended in Book 2603, page 440 and made applicable to subject property in Book 4169, page 719 and Book 4242, page 811, said Register's Office, and to the matters set forth in the above referenced plan of record.

37289

IDENTIFICATION REFERENCE

JUN 7 10 38 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (~~un~~)improved property, known as 6115 Stonehaven Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 1st day of June, 1988.

Peggy D. Downing

Peggy D. Downing

Robert A. Downing

Robert A. Downing

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of June, 1988, before me personally appeared Robert A. Downing and wife, Peggy D. Downing, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TN

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 253,000.00.

John A. Bers
Affiant

Subscribed and sworn to before me, this the 1st day of June, 1988.

My Commission Expires: 11-24-88

Notary Public

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENN.

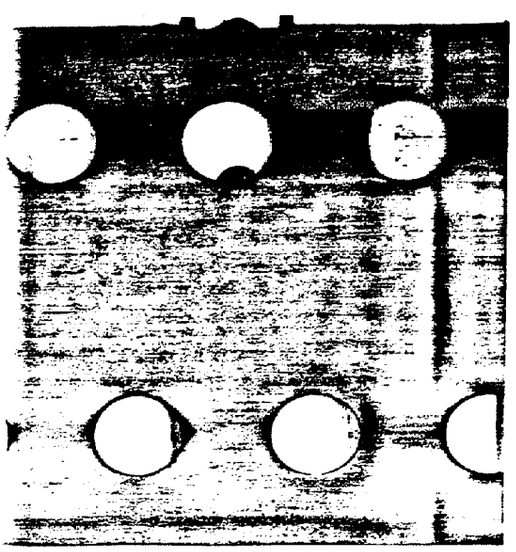
WARRANTY DEED

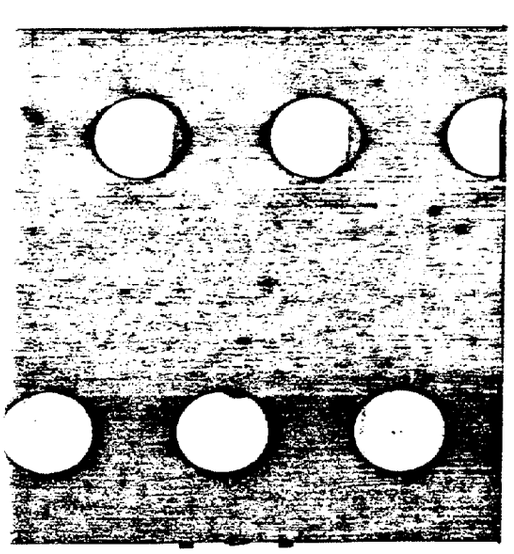
from:
Robert A. Downing and wife, Peggy D. Downing

to:
John A. Bers and wife, Mary M. Bers

2246 06/07 0830 RECORDED TODD 10/90 9422 734.50

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7564 PAGE 937

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37289.

IDENTIFICATION REFERENCE

JUN 7 10 38 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

	253000.00
CON TX	708.40
PRFEE	0.50
MOEED	6.00
TOTAL	714.90
CHECK	714.90

06/07/88 01 10:38 0001 2246

No. 99122