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44543

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

IDENTIFICATION

JUN 28 2 34 PM '88

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL # 0705 06/28 0101 030HEDK
Pamela Enos West and Steven M. West 111 Bowling Avenue Nashville, TN 37205	Sovran Mortgage Corp. 201 East Cary Street P.O. Box 26388 Richmond, VA 23219	Map # 104-5 Parcel # 253

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, THOMAS D. GIBNEY and wife, MERRILY K. GIBNEY, do hereby transfer and convey unto PAMELA ENOS WEST and husband, STEVEN M. WEST, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 321 on the Plan of Richland Realty Co.'s First Addition to Subdivision "B" as of record in Book 332, page 174, Register's Office for said County, to which a plan reference is made for a more complete description.

BEING the same property conveyed to Thomas D. Gibney and wife, Merrily K. Gibney by deed from Thomas G. Cigarran and wife, Connie Cigarran and Roy O. Elam and wife, Carol C. Elam, of record in Book 6305, page 803, said Register's Office.

This is improved real property known as 111 Bowling Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said PAMELA ENOS WEST and husband, STEVEN M. WEST, their heirs, successors and assigns forever.

The undersigned covenant with the said PAMELA ENOS WEST and husband, STEVEN M. WEST, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1988 which are prorated to date of closing and assumed by the Grantees.

2. Matters set forth on the Plan of Richland Realty Co. as of record in Book 332, page 174, Register's Office for Davidson County, Tennessee.

The undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said PAMELA ENOS WEST and husband, STEVEN M. WEST, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this 27th day of June, 1988.

Thomas D. Gibney
THOMAS D. GIBNEY

Merrily K. Gibney
MERRILY K. GIBNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth Barnard, a Notary Public in and for said State and County, THOMAS D. GIBNEY and wife, MERRILY K. GIBNEY, the within named bargainors, 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 Nashville, Tennessee, this 27th day of June, 1988.

Elizabeth Barnard
NOTARY PUBLIC

My Commission Expires: 3/11/90

AFFIDAVIT OF VALUE

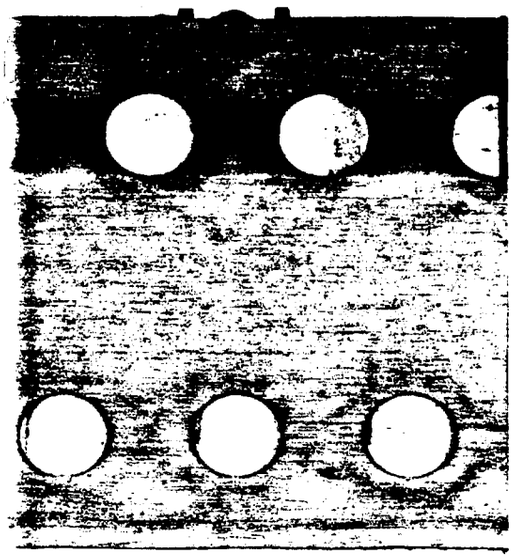
The actual consideration or value for this transfer, whichever is greater, is $119,000.00.

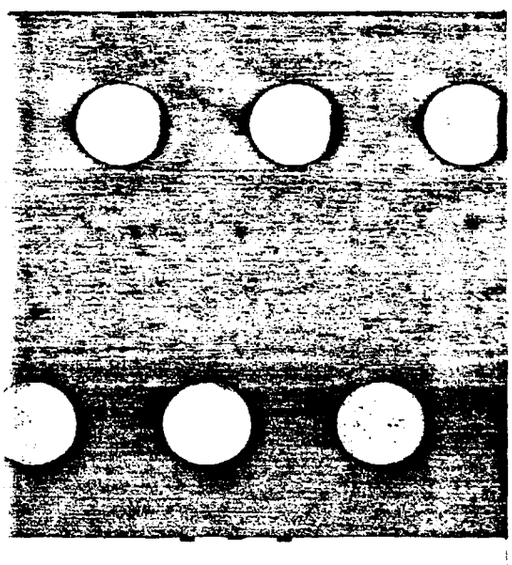
Pamela Enos West
AFFIANT

Sworn to and subscribed before me this 27th day of June, 1988.

Elizabeth Barnard
NOTARY PUBLIC

My Commission Expires: 3/11/90





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
				119000.00
				CON TX 333.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 339.70
				CHECK 339.70
06/28/88	01			14:35 0001 0705

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44549

IDENTIFICATION REFERENCE

JUN 28 2 34 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 107471