file box 8/jcb

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

ADDRESS NEW OWNER:
Sara A. Fortenberry
3900 Plantation Drive
Hermitage, TN 37076

MORTGAGEE:
Sovran Mortgage Corporation

1512 Willow Lawn Drive
Richmond, VA 23230-3479

MAP-PARCEL NUMBERS:
MAP 74-12
PARCEL 70
4D-31370

WARRANTY DEED

BOOK 7600 PAGE 34

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,

Harold L. Luna and wife, Peggy M. Luna

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Sara A. Fortenberry, unmarried

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. 576 on the plan of Section Five Hermitage Hills, of record in Book 3300, pages 1 and 2, Register's Office for said County.

SAID Lot No. 576, which is a corner lot, fornts 88.23 feet on the northwesterly margin of Plantation Drive and fronts 100 feet on the northeasterly margin of Jacksonian Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 122.28 feet on the northwesterly line and 125 feet on the northeasterly line to a point of intersection.

Being the same property Harold L. Luna and wife, Peggy M. Luna by deed from George Romney, Secretary of Housing & Urban Development of record in Book 4390, page 50, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3222, page 154, said Register's Office, and to the matters set forth in the above referenced plan of record.

49472

IDENTIFICATION REFERENCE

JUL 15 10 54 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7243 07/15 0101 03CHECK 221.00

This is ~~an~~ improved property, known as 3900 Plantation Drive, Hermitage, TN 37076.

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 14th day of July, 1988.

Peggy M. Luna

Harold L. Luna

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of July, 1988, before me personally appeared Harold L. Luna and wife, Peggy M. Luna, 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

My Commission Expires: 11-24-88

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 $ 65,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of July, 1988

My Commission Expires: 10-24-88

Notary Public

WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TEN

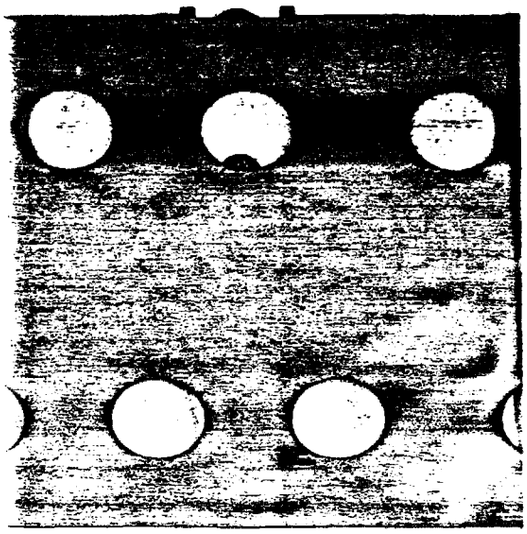
WARRANTY DEED

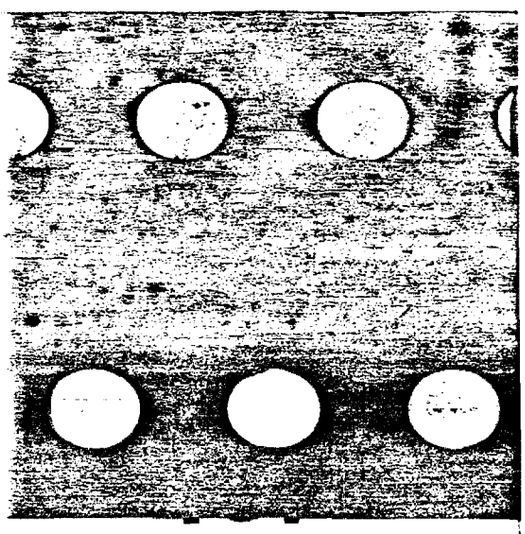
from:
Harold L. Luna and wife, Peggy M. Luna

to:
Sara A. Portenberry, unmarried

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

TN-27636





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7600 PAGE 36

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 65000.00
				CON TX 214.50
				PRFEE 0.50
				WDEED 6.00
				TOTAL 221.00
				CHECK 221.00
07/15/88	01			10:56 0001 7243

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49472

IDENTIFICATION REFERENCE

JUL 15 10 54 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 113067