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:
Cynthia Jane Claiborne
3337 Towne Ridge Drive
Antioch, TN 37013

MORTGAGEE:
Sovran Mortgage Corporation
P.O. Box 121999
Nashville, TN 37212-1999

MAP-PARCEL NUMBERS:
MAP 150-11
PARCEL 64
2D-70470

WARRANTY DEED BOOK 7608 PAGE 438

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, Kathy E. VanSant, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Cynthia Jane Claiborne and husband, Ricky Boyd Claiborne 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. 172 on the plan of Section Two, Towne Village of the Country, of record in Book 5200, pages 176 and 177, Register's Office for said County.

SAID Lot No. 172 fronts 65.0 feet on the westerly margin of Towne Ridge Drive and extends back 150.83 feet on the northerly line and 105.00 feet on the southerly line to a dead line in the rear, measuring 79.53 feet thereon.

BEING the same property conveyed to Kathy E. VanSant by deed from Paul L. Sharp and wife, Terri H. Sharp of record in Book 6568, page 322, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5456, page 511, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Commerce Union Bank, of record in Book 5631, page 372, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

0661 07/25 0101 03CHECK 199.55

This is (~~xx~~)improved property, known as 3337 Towne Ridge Drive, Antioch, TN 37013.

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 22nd day of July, 19 88.

Kathy E. VanSant

Kathy E. VanSant

2370
IDENTIFICATION REFERENCE
JUL 25 11 07 AM '88
FEE: $ 2. WILSON ET REGIST
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of July, 19 88 before me personally appeared Kathy E. VanSant, unmarried, 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 her free act and deed.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7608 PAGE 439

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 $ 58,480.51 .

Ricky B Claiborne
Affiant

Subscribed and sworn to before me, this the 22nd day of July, 1988.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

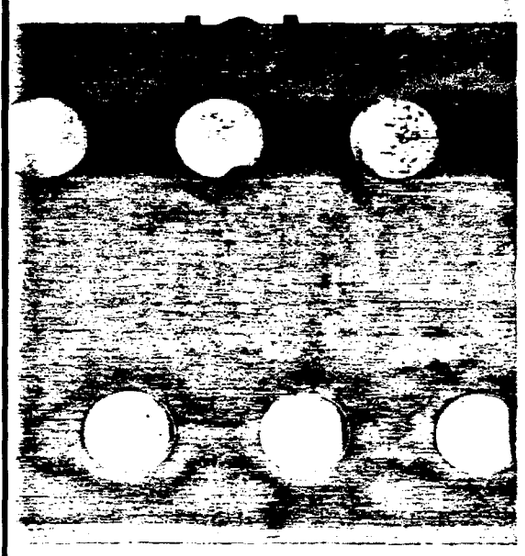
WARRANTY DEED

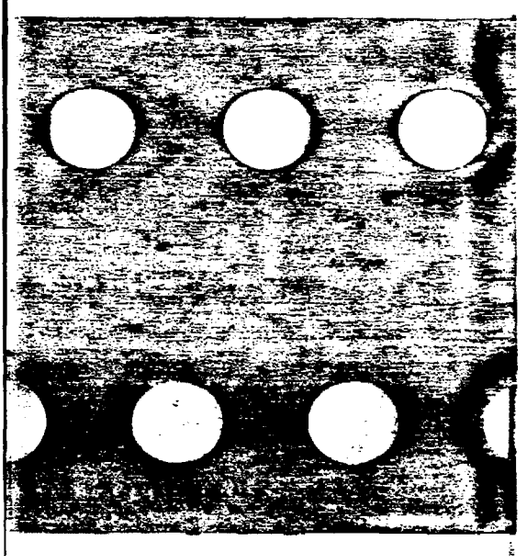
from:
Kathy E. VanSant, unmarried

to:
Cynthia Jane Claiborne and husband,
Ricky Boyd Claiborne

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

TN-27680





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7608 PAGE 440

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 58480.51
				CON TX 193.05
				PRFEE 0.50
				WDEED 6.00
				TOTAL 199.55
				CHECK 199.55
07/25/88	01			11:08 0001 0661

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52370

IDENTIFICATION REFERENCE

JUL 25 11 07 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 116431