File Box 8/tl

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

ADDRESS NEW OWNER:
Ernest Ray Elkins
981 Harpeth Bend Drive
Nashville, TN 37221

MORTGAGEE:
Sovran Mortgage Corporation
1512 Willow Lawn Drive
Richmond, VA 23230-3479

MAP-PARCEL NUMBERS:
MAP 156-5
PARCEL 23
9D-28928

WARRANTY DEED BOOK 7643 PAGE 110

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,

John M. Shouse and wife, Janet L. Shouse

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ernest Ray Elkins and wife, Tina L. Elkins

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. 806 on the plan of Section Four - First Addition Harpeth Woods, of record in Book 5200, page 635, Register's Office.

SAID Lot No. 806 fronts 70.3 feet on the southwesterly margin of Harpeth Bend Drive and extends back 184.6 feet on the northwesterly line and 200.0 feet on the southeasterly line to a dead line in the rear, measuring 120.06 feet thereon.

Being the same property conveyed to John M. Shouse and wife, Janet L. Shouse by deed from David Lee Styers and wife, Lyssa Reeves Styers of record in Book 6571, page 132, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6097, page 560, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~not~~) improved property, known as 981 Harpeth Bend Drive, Nashville, TN 37221.

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 31st day of August, 1988.

Janet L. Shouse

John M. Shouse

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of August, 1988, before me personally appeared John M. Shouse and wife, Janet L. Shouse, 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.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7643 PAGE 111

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 $ 83,000.00.

Ernest Ray Elkins
Affiant

Subscribed and sworn to before me, this the 31st day of August, 1988.

My Commission Expires: 10-24-88

Notary Public

WARRANTY DEED

from:

John M. Shouse and wife, Janet L. Shouse

to:

Ernest Ray Elkins and wife, Tina L. Elkins

341.00/20.02 1101 OSCHECK 280.40

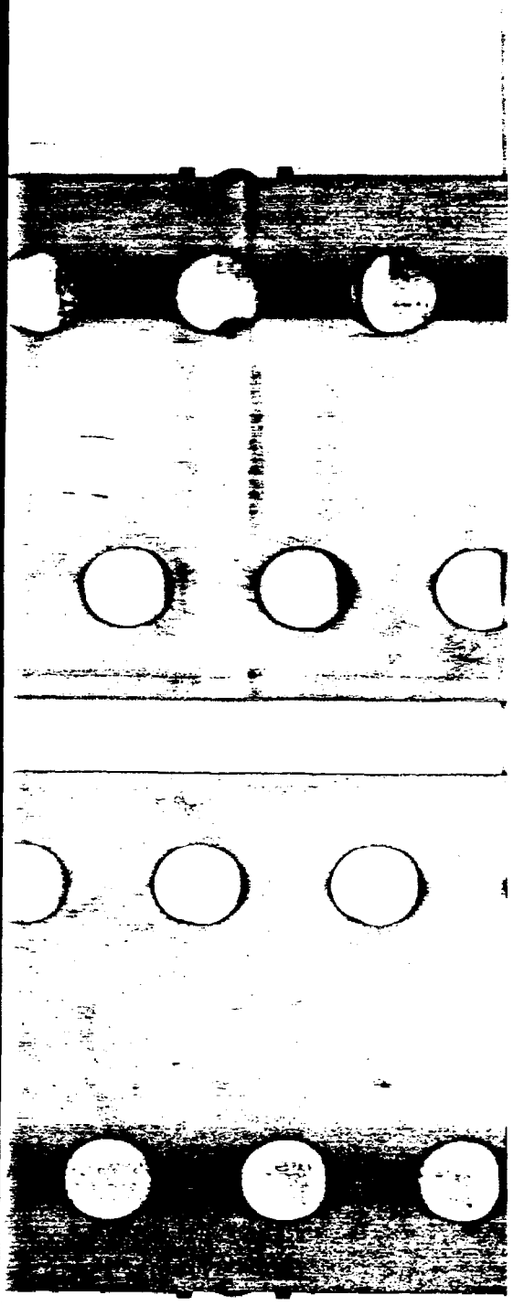
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

RECEIVED FOR RECORD
SEP 2 9 54 AM '88
DAVIDSON COUNTY, TENN.

RECEIPT/REFERENCE

6 4 3 8 5



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7643 PAGE 112

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	83000.00
CON TX	273.90
PRFEE	0.50
WDEED	6.00
TOTAL	280.40
CHECK	280.40

09/02/88 01 09:54 0001 3417

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

643885

IDENTIFICATION

SEP 2 9 54 AM '88

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

No. 130491