FILE BOX 9

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Brad Rader
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September 19 88.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 7-13-91

(AFFIX SEAL)

NOTARY PUBLIC AT ARGE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad Rader (NAME)	Sovran Mortgage Corporation (NAME)	MAP 105-14
833 Glenn Avenue (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	PARCEL 35
Nashville, TN 37204 (CITY) (STATE) (P. O ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ronald Steine, Trustee *and Dudley C. Richter and wife, Peggy S. Richter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brad Rader, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the westerly 50 feet of the westerly 150 feet of Lot No. 95 on the plan of Waverly Loan Company's Property, called "Waverly Place", of record in Book 57, page 95, Register's Office for said County, and being further described according to the Mortgage Loan Inspection by John Kohl & Company, P.C., Registered Land Surveyor TN #100, dated August 29, 1988, File #35754-R 71, as follows:

Beginning at a point on the southwesterly margin of Glenn Avenue (also known as Glen Ave.) at the common front corners of Lots 95 & 96 on said plan; thence, northwestwardly, with the southwesterly margin of said Glenn Avenue, 75 feet, to a point, on the said southwesterly margin of said Avenue; thence, southwestwardly 200 feet to a point located on the northeasterly margin of a 20 foot alley, said point being 107 feet west of the southeasterly rear corner of said Lot 95; thence, northwestwardly 50 feet to a point on said alley; thence, northeastwardly 200 feet to a point on the southwesterly margin of said Glenn Avenue; thence, southeastwardly 50 feet to the point of beginning.

BEING the same property conveyed to Ronald Steine, Trustee and Dudley C. Richter and wife, Peggy S. Richter by deed from Mrs. Betty Augusta D. Lewis of record in Book 5656, page 23, Register's Office for Davidson County, Tennessee.

Peggy S. Richter joins in this conveyance solely for the purpose of conveying any marital interest she may have in subject property, if any.

*See the affidavit of even date herewith which is attached hereto and made part hereof by this reference thereto, as to the identity of the beneficiary thereof.

This is improved (X) unimproved ( ) property, known as 833 Glenn Avenue, Nashville, Tennessee 37204
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of September, 1988

Ronald Steine, Trustee
Ronald Steine, Trustee

Dudley C. Richter
Dudley C. Richter

Peggy S. Richter
Peggy S. Richter

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Ronald Steine, Dudley C. Richter and wife, Peggy S. Richter

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of September 19 88

Commission expires 7-13-91

John V. Adams
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Ronald Steine, Trustee and Dudley C. Richter and wife, Peggy S. Richter

TO

Brad Rader, unmarried

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

9996 09/20 0101 03CHECK 151.40

September 16, 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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AFFIDAVIT

Ronald Steine, individually and as Trustee, hereinafter referred to as Affiant, after first being duly sworn, deposes as follows:

1. That Affiant is one and the same person as the Ronald Steine, Trustee, named as Grantee in the deed recorded in Book 5656 at page 23 in the Register's Office for Davidson County, Tennessee.

2. That Affiant holds title to the real property described in said deed for the benefit of, and only for the benefit of, Dudley C. Richter.

Affiant further saith not.

This Affidavit is given for the purpose of inducing (1) purchasers to purchase the subject property, (2) lenders to lend money and accept a lien on the subject property as collateral security and/or (3) title insurors to insure title to the subject property without exception to the matters herein set forth.

Ronald Steine
Ronald Steine, Individually
and as Trustee

Subscribed and sworn before me this the

16th day of September, 19 88

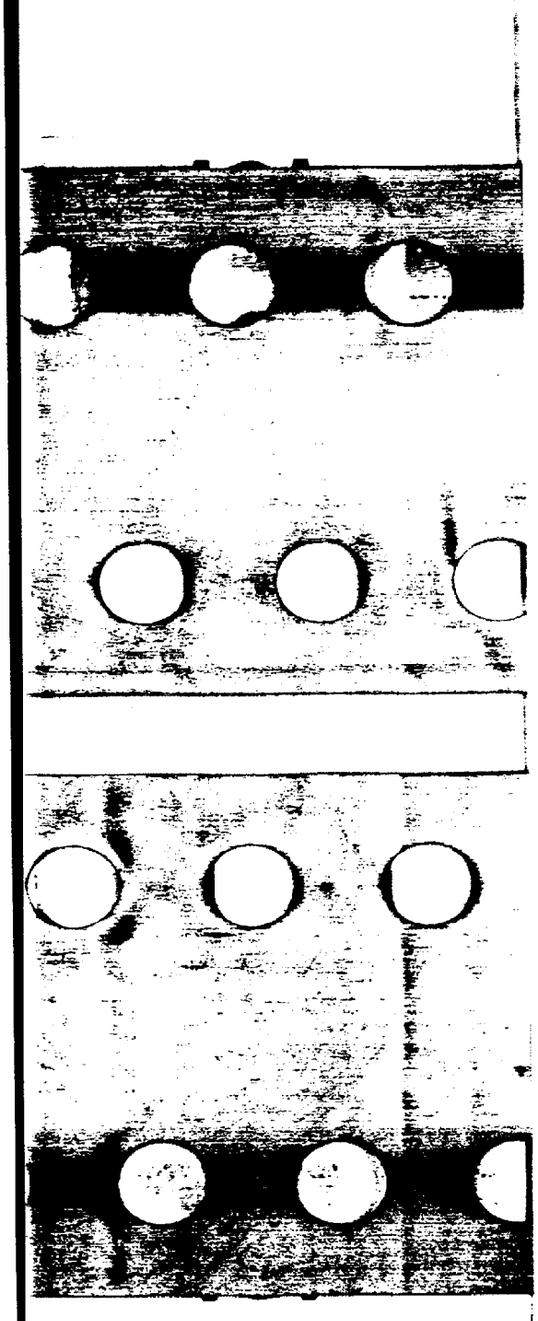
John V. Adams
Notary Public John V. Adams

My Commission Expires:
7-13-91

69246

IDENTIFICATION

SEP 20 3 53 PM '88



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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69246

IDENTIFICATION REFERENCE

SEP 20 3 53 PM '88

CAMT	43000.00
CON TX	141.90
PRFEE	0.50
WDEED	9.00
TOTAL	151.40
CHECK	151.40

09/20/88 01 15:55 0001 8998

No. 135993