This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
GAYLE T. MOYER, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:
SOVRAN MORTGAGE CORPORATION
1512 WILLOW LAWN DRIVE
RICHMOND, VIRGINIA 23230-3479

NAME OF MORTGAGEE:
SOVRAN MORTGAGE CORPORATION
1512 WILLOW LAWN DRIVE
RICHMOND, VIRGINIA 23230-3479

ADDRESS NEW OWNERS:
MELANIE L. SMITH
710 RIDGEVIEW COURT
ANTIOCH, TENNESSEE 37013

MAP_____, GROUP___, PARCEL_____
173-1-215

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY FIVE THOUSAND ($55,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, BETTY SEINER IVEY (one and the same preson as Betty A. Seiner), have this day bargained and sold and do hereby transfer and convey unto MELANIE L. SMITH, UNMARRIED, her heirs and assigns, the following described property:

The following described tract or parcel of land, situated in Davidson County, Tennessee, to-wit:

Being Lot No. 15 A, Lots 1 thru 5 and 7 thru 16, Zone Lot Division, on the Plan of Dreamland Estates Southeast, Section 3, of record in Book 6250, page 282, as corrected in Book 6515, page 289, Register's Office of Davidson County, Tennessee, as follows:

Said Lot No. 15 A fronts 39.7 feet on the easterly margin of Ridgeview Court; and extends back between parallel lines; the northerly line measuring 151.20 feet and the southerly line measuring 151.18 feet; to a rear line which measures 39.7 feet theroen.

Being a portion of the property conveyed to Betty A. Seiner by warranty deed of Ezell, Mitcehll & Partners of record in Book 6514, page 421, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Melanie L. Smith, her heirs and assigns, forever.

AND GRANTOR COVENANTS with the said Melanie L. Smith, that she is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1988 Davidson County Metropolitan taxes are a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with grantor paying her prorata part thereof to grantee, who will be responsible for payment of said taxes when they become due. Map and Parcel No. 173-1-215.

2. Restrictive covenants contained in instrument of record in Book 6376, page 121, Register's Office of Davidson County, Tennessee.

3. Matters appearing on the Plan of Dreamland Estates Southeast, Lots 1 thru 5 and 7 thru 16, Section 3, of record in Book 6250, page 282, as corrected in Book 6515, page, 289, said Register's Office, including the following: (a) 20 ft. minimum building setback line from Ridgeview Court; (b) 8" sewer line lying along the front boundary line; (c) 15 ft. public utility and drainage easement lying along the front boundary line: (d) 5 ft. X 25 ft. anchor easement located at the northwest corner of subject lot; (e) 10 ft. public utility and drainage easement lying along the rear boundary line; and (f) 40 ft. undisturbed area lying along the rear boundary line.

4. Survey of John Kohl dated September 9, 1988 shows a portion of the concrete drive encroaching over the 8" sewer line and the 15 ft. public utility and drainage easement lying along the front boundary line.

AND GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to said property, to the said Melanie L. Smith, her heirs and assigns, against the lawful claims of all persons, whomsoever.

And I, Robert J. Ivey, husband of Betty Seiner Ivey, do hereby join in the provisions of this instrument for the purpose of transferring and quitclaiming unto the said Melanie L. Smith, any and all right, title and interest that I might have in the foregoing described property by reason of my marital status, or otherwise.

Witness our hands on this the 28 day of September, 1988.

Betty Seiner Ivey
BETTY SEINER IVEY

Robert J. Ivey
ROBERT J. IVEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Betty Seiner Ivey and husband, Robert J. Ivey, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 28 day of September, 1988.

(SEAL) NOTARY PUBLIC AT LARGE TENN.

Cynthia M. Beard
Notary Public

My Commission Expires:
Feb. 11, 1990

RUSH

SEP 28 2 57 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7.16 2.7.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 7663 PAGE 937

The actual value or consideration, whichever is greater, for this transfer is $55,000.00.

M. Lorraine Smith 9/28/88

Sworn to and subscribed to before me, on this the 28 day of September, 1988.

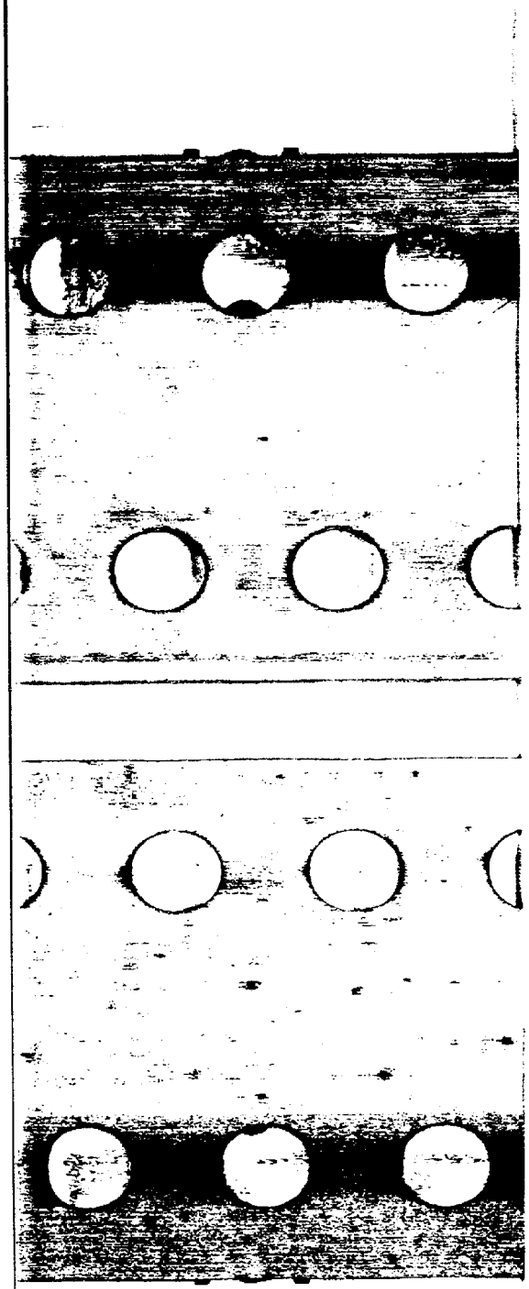
(SEAL)

Cynthia M. Beard

My Commission Expires:

July 11, 1990

1725 09/28 0101 03CHECK 191.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7663 PAGE 938

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEGUS
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	55000.00
CON TX	181.50
PRFEE	0.50
WDEED	9.00
TOTAL	191.00
CHECK	191.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1725

7.1627.

IDENTIFICATION REFERENCE

SEP 28 2 57 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 138679