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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSEER IS $ 43,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 19 88

Notary Public

MY COMMISSION EXPIRES: 9/9/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JoAnn M. Rutherford (NAME)	Sovran Mortgage Corporation (NAME)	MAP 119 14-0-A
2929 Selena Drive, J-123 (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	PAR. 123CO
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	06DA35103

FOR AND 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, Keith A. Jennings and wife, Rene Lowe Jennings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JoAnn M. Rutherford, 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.

BEING Unit No. 123 on the Site Plan of Kingswood Condominiums, of record in Plat Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominium, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to Keith A. Jennings and wife, Rene Lowe Jennings, by deed from Theodore F. Lowe and wife, Betty J. Lowe, of record in Book 6542, page 860, said Regsiter's Office.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Book 6058, page 322, said Register's Office.

This conveyace is subject to Sewer Easements, of record in Book 3645, page 9, Book 3822, page 25, Book 4259, page 977, Book 4260, page 332, said Register's Office.

This conveyance is subject to Restrictive Covenants, of record in Book 909, page 48, Book 919, page 393, Book 928, page 752, Book 946, page 252, Book 1001, page 529 and Book 1579, page 387, said Register's Office.

This conveyance is subject to an Agreement for Laundry Equipment, of record in Book 5585, page 989, said Regsiter's Office.

This conveyance is subject to a Surveyor's Correction, of record in Book 5565, page 424, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 2929 Selena Drive, J-123, Nashville, TN 37211
(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 heir 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 covey 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 hand s this 30th day of September, 1988

Rene Lowe Jennings

Keith A. Jennings

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith A. Jennings and wife, Rene Lowe Jennings, (or proved to me on the basis of satisfactory evidence) 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 30th day of September, 1988.

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who (or proved to me on the basis of satisfactory evidence) upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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
Keith A. Jennings
Rene Lowe Jennings

TO
JoAnn M. Rutherford

RETURN TO:
METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

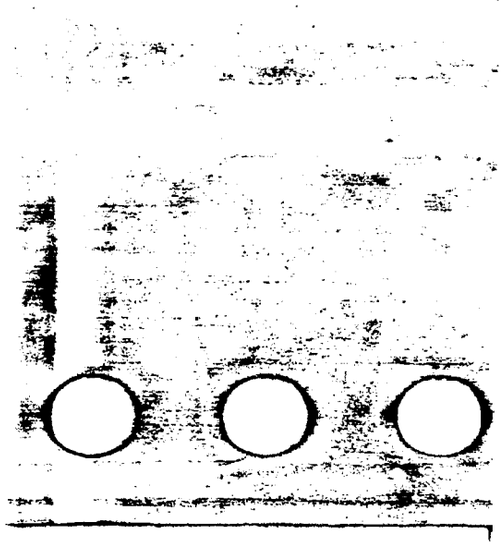
7.3049.

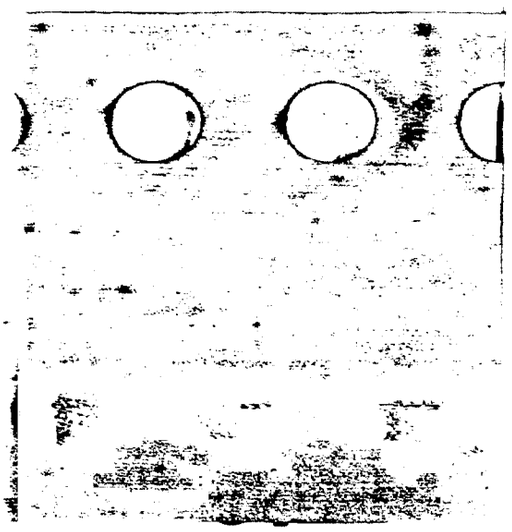
IDENTIFICATION REFERENCE

OCT 3 2 50 PM '88

FELIX Z WILSON TT REGISTER
DAVIDSON COUNTY, TN

3427 10/03 0101 03CHECK 151.04





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

CASH	43800.00
CON TX	144.54
PRFEE	0.50
WDEED	6.00
TOTAL	151.04
CHECK	151.04

10/03/88 01 14:56 0001 3427

7.30 49

IDENTIFICATION REFERENCE

Oct 3 2 50 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140271