BOOK 7710 PAGE 602

STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,704.12

Jan Ann Bowers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November 19 88

W.K.
Notary Public

MY COMMISSION EXPIRES: December 29, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
JEAN ANN BOWERS, UNMARRIED	SOVRAN MORTGAGE CORPORATION	26
(NAME)	(NAME)	
128 CHESHIRE COURT	P.O. BOX 26388	5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
GOODLETTSVILLE , TN 37072	RICHMOND, VA 23260	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, JEFF D. HARDEE, JR. AND WIFE, MARISSA HARDEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEAN ANN BOWERS, 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 LOT NO. 40 ON THE PLAN OF RE-SUBDIVISION OF WIDSOR GREEN SECTION II, PHASE I, LOTS 27-48, OF RECORD IN PLAT BOOK 6200, PAGE 233, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEFF D. HARDEE, JR., UNMARRIED BY DEED OF RECORD IN BOOK 6751, PAGE 362, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

AS PART OF THE CONSIDERATION HEREFORE IS THE GRANTEE'S ASSUMPTION OF THE DEED OF TRUST OF RECORD IN BOOK 6751, PAGE 365, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND UNPAID BALANCE OF THE NOTE THEREBY SECURED IN THE ORIGINAL PRINCIPAL AMOUNT OF $60,100.00, NOW PAYABLE TO SOVRAN MORTGAGE CORPORATION, WHICH INDEBTEDNESS JEAN ANN BOWERS, UNMARRIED HEREBY ASSUME AND AGREE TO PAY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SAID NOTE AND DEED OF TRUST.

8.7.8.2.7. IDENTIFICATION REFERENCE

Nov 23 9 05 AM '88
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

0462 11/23 0101 03CHECK 226.61

This is improved X unimproved property, known as 128 CHESHIRE COURT , GOODLETTSVILLE , TN , 37072
(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 hand s this 18th day of November , 19 88

JEFF D. HARDEE, JR.: Jeff D. Hardee, Jr.

MARISSA HARDEE: Marissa Hardee

BOOK 7710 PAGE 603

STATE OF TENNESSEE
County of SUMNER

Personally appeared before me, JEFF D. HARDEE, JR. AND WIFE, MARISSA HARDEE

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 1988

Commission expires December 29, 1990

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

WARRANTY DEED

FROM

JEFF D. HARDEE, JR., et ux

TO

JEAN ANN BOWERS, unmarried

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 66704.12
CON TX 220.11
PRFEE 0.50
WDEED 6.00
TOTAL 226.61
CHECK 226.61

11/23/88 01 09:39 0001 0462

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 7 8 2 7

IDENTIFICATION REFERENCE

Nov 23 [illegible] AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 156990