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
3401 WEST END AVENUE
NASHVILLE, TN 37203

NAME OF MORTGAGEE:
SOVRAN MORTGAGE CORPORATION
3401 WEST END AVENUE
NASHVILLE, TN 37203

ADDRESS NEW OWNERS:
TIMOTHY L. ADGENT
4119 DORMAN DRIVE
NASHVILLE, TENNESSEE 37215

MAP_____, GROUP___, PARCEL_____
131-01-0C 010.00C0
Field Bk. 07DA 70267

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY SIX THOUSAND ($276,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, REBECCA W. WILLIAMS, UNMARRIED, have this day bargained and sold and do hereby transfer and convey unto TIMOTHY L. ADGENT AND WIFE, ELIZABETH J. ADGENT, their heirs and assigns, the following described property:

The following described tract or parcel of land, situated in Davidson County, Tennessee, as follows:

Being Lot and Unit No. 4119 on the Plan of Park Place, as of record in Book 4860, page 115, revised in Book 4869, page 124, Book 5050, page 98, amended in Book 5056, page 872, Book 5088, page 360, Book 5151, page 206, Book 5316, page 227 and Book 5482, page 252, Register's Office of Davidson County, Tennessee, as follows:

Said Lot and Unit No. 4119 fronts 67.44 feet on the northerly margin of Dorman Drive and 5.85 feet on the westerly margin of Dorman Drive; the easterly line measuring 35.2 and 65.0 feet; the westerly line measuring 105.43 feet; the northerly line measuring 113.51 feet; the southerly line measuring 29.0 feet and 23.69 feet thereon.

Being the same property conveyed to Randall Hank Williams, Jr. and wife, Rebecca W. Williams by deed from Al Collinger and wife, Martha Collinger, of record in Book 6078, page 360, Register's Office of Davidson County, Tennessee. Randall Hank Williams, Jr. conveyed all of his right, title and interest in said property to Rebecca W. Williams of record in Book 7324, page 566, 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 Timothy L. Adgent and wife, Elizabeth J. Adgent, their heirs and assigns, forever.

AND GRANTOR COVENANTS with the said Timothy L. Adgent and wife, Elizabeth J. Adgent, 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. 1989 Davidson County 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 grantees, who will be responsible for payment of said taxes when they become due. Map and Parcel No. 131-01-0C 010.00C0; Field Book No. 07DA 70267.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 5041, page 433, Register's Office of Davidson County, Tennessee.

3. Matters appearing on the Plan of Park Place, of record in Book Book 4860, page 115, revised in Book 4869, page 124, Book 5050, page 98, amended in Book 5056, page 872, Book 5088, page 360, Book 5151, page 206, Book 5316, page 227 and Book 5482, page 252, said Register's Office, including the following: (a) 15 ft. minimum building setback line from Dorman Drive; (b) 5 ft. minimum building setback line lying along the easterly boundary line; (c) 20 ft. minimum building setback line lying along the northerly and the westerly boundary lines; (d) 15 ft. and 20 ft. minimum building setback line lying along a portion of the southerly boundary line; and (e) 10 ft. public utility and drainage easement lying along the northerly, westerly and a portion of the southerly boundary lines.

4. Survey of John Kohl dated November 22, 1988 shows a portion of asphalt drive encroaching on the 10 ft. public utility and drainage easement and a portion of the house encroaching over the minimum building setback 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 Timothy L. Adgent and wife, Elizabeth J. Adgent, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand on this the 3rd day of January, 1989.

Rebecca W. Williams
REBECCA W. WILLIAMS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

3179 01/04 0101 03CHECK 917.30

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Rebecca W. Williams, unmarried, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 3rd day of January, 1989.

(SEAL) NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Cynthia M. Beard
Notary Public

My Commission Expires:

Feb. 11, 1990

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

FILED
Jan 4 10 43 AM '89
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
9 8 8 4 2

The actual value or consideration, whichever is greater, for this transfer is $276,000.00.

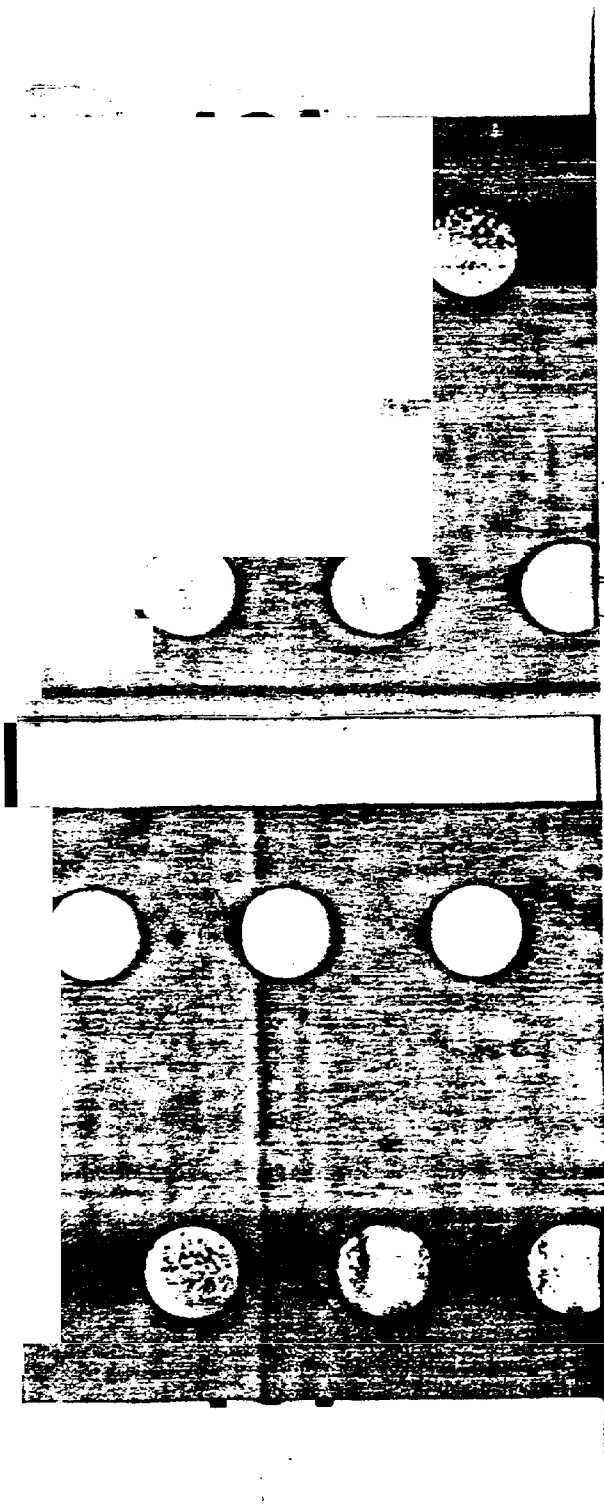
Sworn to and subscribed to before me, on this the 3rd day of January, 1989.

(SEAL) NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Cynthia M. Beard

My Commission Expires:

Feb. 11, 1990



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

RECEIVED OF _____

FOR _____

BOOK 7743 PAGE 745

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
276000.00
CON TX 910.80
PRFEE 0.50
WDEED 6.00
TOTAL 917.30
CHECK 917.30

01/04/89 01 10:45 0001 3179

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98842

IDENTIFICATION REFERENCE

JAN 4 10 43 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169874