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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,102.70

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 1988.

Notary Public

MY COMMISSION EXPIRES: March 11, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Jr., 2815 Lebanon Road, Suite 201, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Smith (NAME)	Sovran Mortgage Corporation (NAME)	97-8
312 Canberra Court (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	39
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 28217 (CITY) (STATE) (ZIP)	4D 16177

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 Charles P. Youngren and wife, Tamra Youngren

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin Smith and Jenita Smith, joint tenants with right of survivorship

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 Lot No. 230 on the Plan of Lake Park Subdivision, Section 6, of record in Book 4885, page 176, Register's Office for said County, to which reference is here made for a more complete description.

Being the same property conveyed to Charles P. Youngren and wife, Tamra Youngren by deed from Murrey M. Harman, Jr., and wife, Marsha M. Harman of record in Book 6965, page 421, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Restrictions contained in instrument of record in Book 5057, page 431, said Register's Office.

Grantee herein agrees to assume an indebtedness of record in Book 6965, page 424, said Register's Office to Commerce Union Bank in the original principal amount of $89,800.00. Any escrow account in connection with the above referenced indebtedness is also assumed by the Grantee.

unimproved
This is improved (XX) property, known as 312 Canberra Court, Hermitage, Tennessee 37076
(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 29th day of Dec., 1988

Charles P. Youngren Tamra Youngren

Charles P. Youngren Tamra Youngren

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles P. Youngren and wife, Tamra Youngren

the bargainer 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 29th day of Dec, 19

Commission expires March 11, 1991

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, 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
Charles P. Youngren
Tamra Youngren

TO
Randy Smith
Jenita Smith

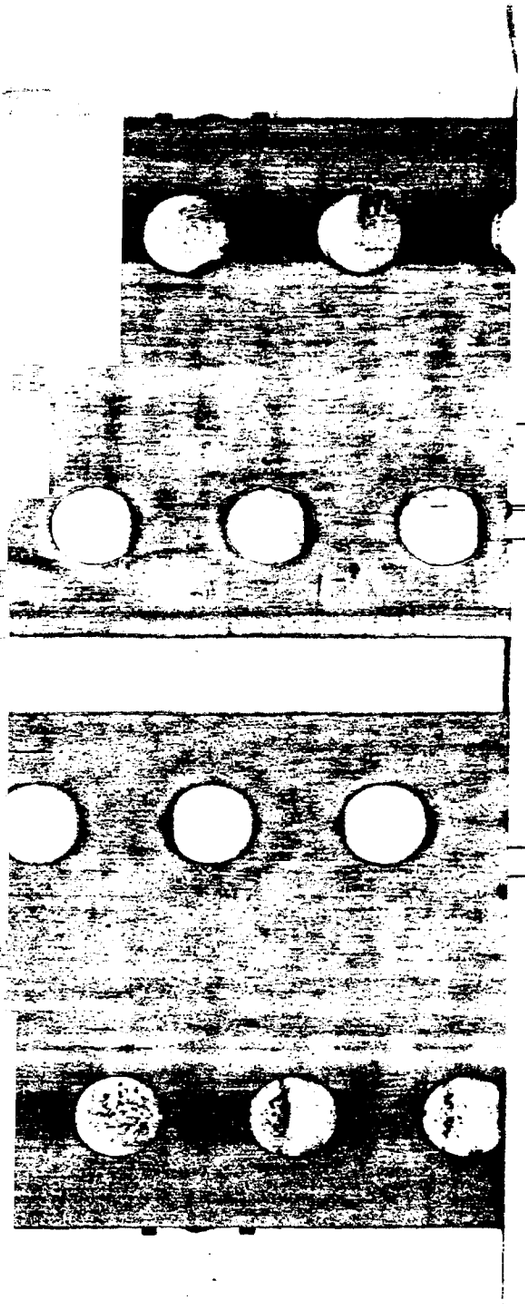
3448 01/05 0101 03CHECK 333.53

99088

IDENTIFICATION REFERENCE

JAN 5 9 13 AM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN



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 99102.70
CON TX 327.03
PRFEE 0.50
WDEED 6.00
TOTAL 333.53
CHECK 333.53

01/05/89 01 09:15 0001 3448

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99088

IDENTIFICATION REFERENCE

JAN 5 9 13 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170137