FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,500.00

Rowena D Dowell
Affiant

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

Notary Public

MY COMMISSION EXPIRES: March 11, 1991.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Mail
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
Rowena D. Dowell etal (NAME)	Sovran Mortgage Corporation (NAME)	59-5-292
3012 Sunnyview Drive (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 23219 (CITY) (STATE) (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, Mattie Trotter Shelton, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rowena D. Dowell, Single, Larry E. Coleman and husband, Larry E. Coleman

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. 296 on the Plat of Buena Vista Estates, Section, of record in Plat Book 4460, page 85, Register's Office for said County.

Said Lot No. 296 fronts 69.84 feet on the northwesterly margin of Sunnyview Drive and extends back 150 feet on the northeasterly line and 150 feet on the southwesterly line, to a line on the rear on which it measures 65 feet.

Being the same property conveyed to Gregory A. Shelton and wife, Mattie Trotter Shelton by deed from Wilson-McClure Co., a partnership comprised of Robert L. Wilson and Lewis E. McClure of record in Book 4828, page 454, Register's Office for Davidson County, Tennessee. Gregory A Shelton and Mattie Trotter Shelton having since divorced, propert vested in Mattie Trotter Shelton by Final Decree of record in Book 7213, page 545, said Register's Office.

Subject to restrictions of record in Book 4620, page 866 and Book 4620, page 147, said Register's Office.

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

This is ( ) unimproved (X) improved property, known as 3012 Sunnyview Drive, Nashville, TN 37218
(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 seised 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 my hand this 30th day of December, 19 88

Mattie Trotter Shelton

Mattie Trotter Shelton

STATE OF TENNESSEE
Davidson County

BOOK 7714 PAGE 621

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mattie Trotter Shelton

the bargainer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 1988

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, 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
Mattie Trotter Shelton

TO
Rowena D. Dowell
-
Larry E. Coleman and wife, Dorinda A

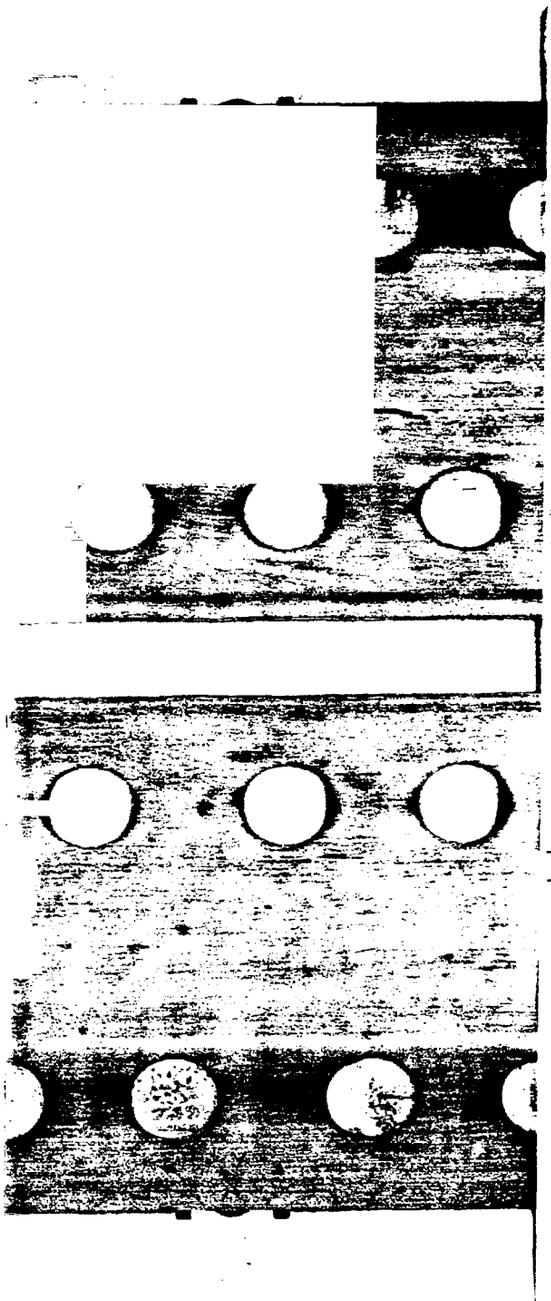
99090

IDENTIFICATION REFERENCE

JAN 5 9 14 AM '89

FILED & WILSON JR. REGISTER
DAVIDSON COUNTY, TN

3450 01/05 0101 03CHECK 225.95



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

RECEIVED OF _____

FOR _____

BOOK 7744 PAGE 622

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 66500.00
				CON TX 219.45
				PRFEE 0.50
				WDEED 6.00
				TOTAL 225.95
				CHECK 225.95
			01/05/89 01	09:16 0001 3450

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99090

IDENTIFICATION REFERENCE

JAN 5 9 14 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 170139