BOOK 7778 PAGE 570 FILE BOX 3 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,374.90

Michael Byrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 1989

Notary Public

MY COMMISSION EXPIRES 8-7-43-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edward Seddon, Attorney 25 Century Boulevard, Suite 405 Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Byrum (NAME)	Sovran Mortgage Corporation (NAME)	MAP 162-1-A
406 Hickory Glade Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 26388 (STREET ADDRESS)	PARCEL 32.00
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23260-6388 (CITY) (STATE) (ZIP)	5DU-77403

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 W. Johnson and wife, Saundra F. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Byrum and Tamatha D. Seay, both 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. 32, on the Site Plan of Phase I, Hickory Glade, of record in Plat Book 6250, page 889, which amends Plat Book 6250, page 888, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Charles W. Johnson and wife, Saundra F. Johnson by deed from W.L. Bainbridge, Inc. of record in Book 7094, page 386, Register's Office for Davidson County, Tennessee.

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

THIS conveyance is subject to Restrictive Covenants of record in Book 6824, page 929, Book 6824, page 952 and Book 6898, page 896, Register's Office for said County.

THIS conveyance is subject to a Deed of Trust executed by Charles W. Johnson and wife, Saundra F. Johnson to Commerce Union Bank (now known as Sovran Bank), dated December 30, 1986, with an approximate unpaid principal balance of $59,874.90, of record in Book 7094, page 389 and rerecorded in Book 7409, page 250, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

This is unimproved ( ) improved (X) property, known as 406 Hickory Glade Drive, Antioch, Tennessee 37013
(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 hands this 21st day of February, 1989

Charles W. Johnson

Saundra F. Johnson

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 W. Johnson and wife, Saundra F. Johnson

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 21st day of February, 19 89

Commission expires 5-8-91

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

FILE BOX 3

11116.

WARRANTY DEED

FROM

Charles W. Johnson and wife,

Saundra F. Johnson

TO

Michael Byrum and Tamatha D. Seay,

both unmarried

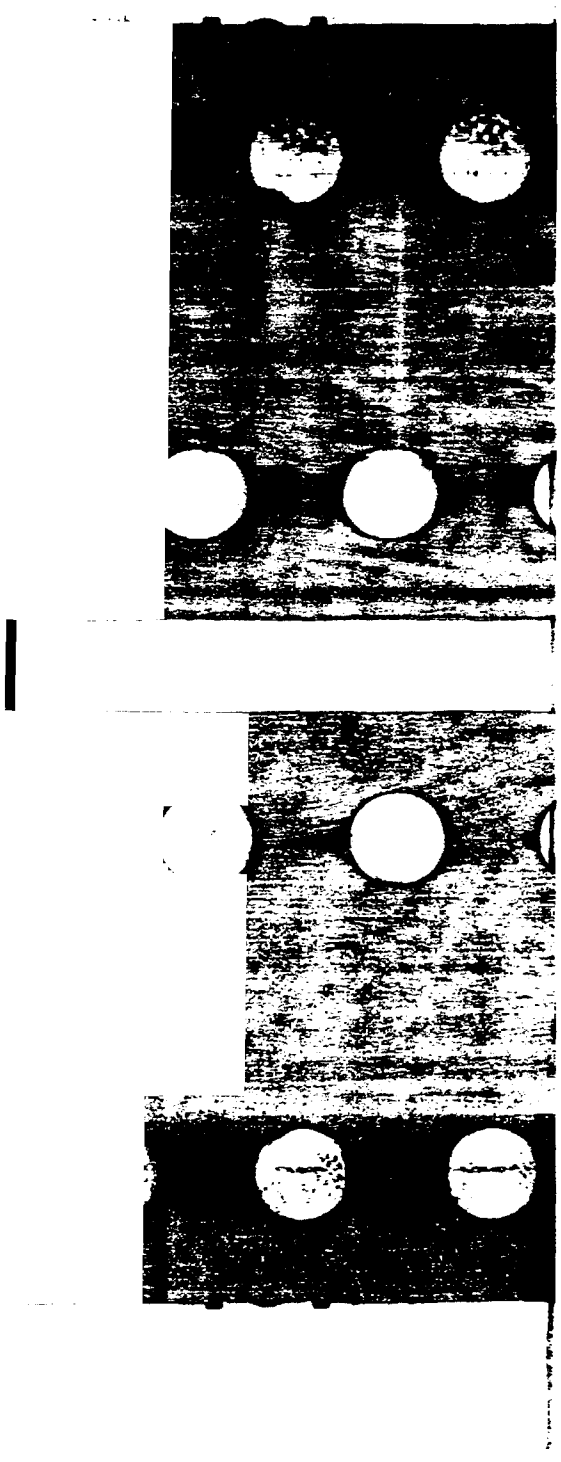
IDENTIFICATION

FEB 24 8 13 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

9761 02/24 0101 03CHECK 215.72



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

CAMT 63374.90
CON TX 209.22
PRFEE 0.50
WDEED 6.00
TOTAL 215.72
CHECK 215.72

02/24/89 01 08:15 0001 9761

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.

IDENTIFICATION REFERENCE

Fa 24 [illegible] 89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 184193