THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
David W. Rechter
5039 Hillsboro Road, #152
Nashville, TN 37215

MORTGAGEE:
Sovran Mortgage Corporation

1512 Willow Lawn Drive
Richmond, VA 23230-3479

MAP-PARCEL NUMBERS:
131-5A-152 CO
7DA 70148

WARRANTY DEED

BOOK 7783 PAGE 193

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gerald A. Smith, Jr. and wife, Cheryl W. Smith hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David W. Rechter and Suzanne T. Schriver, both unmarried, as joint tenants with right of survivorship hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. L-152 on the plan of Section One Jefferson Square Townhouses, of record in Book 4675, page 12, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Gerald A. Smith, Jr. and wife, Cheryl W. Smith by deed from Richard J. Call and wife, Therese Frey Call of record in Book 5653, page 588, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4731, page 332 and amended in Book 5676, page 31, Book 5700, page 719 and Book 5826, page 693, said Register's Office.

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This is (an) improved property, known as 5039 Hillsboro Road, #152, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of February, 19 89.

Cheryl W. Smith

Gerald A. Smith, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of February, 19 89, before me personally appeared Gerald A. Smith, Jr. and wife, Cheryl W. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TN

My Commission Expires: Oct 1, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7783 PAGE 194

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that _he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 133,000.00.

Suzanne T. Schriver
Affiant

Subscribed and sworn to before me, this the 28th day of February, 1989.

My Commission Expires: Oct 1, 1991

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

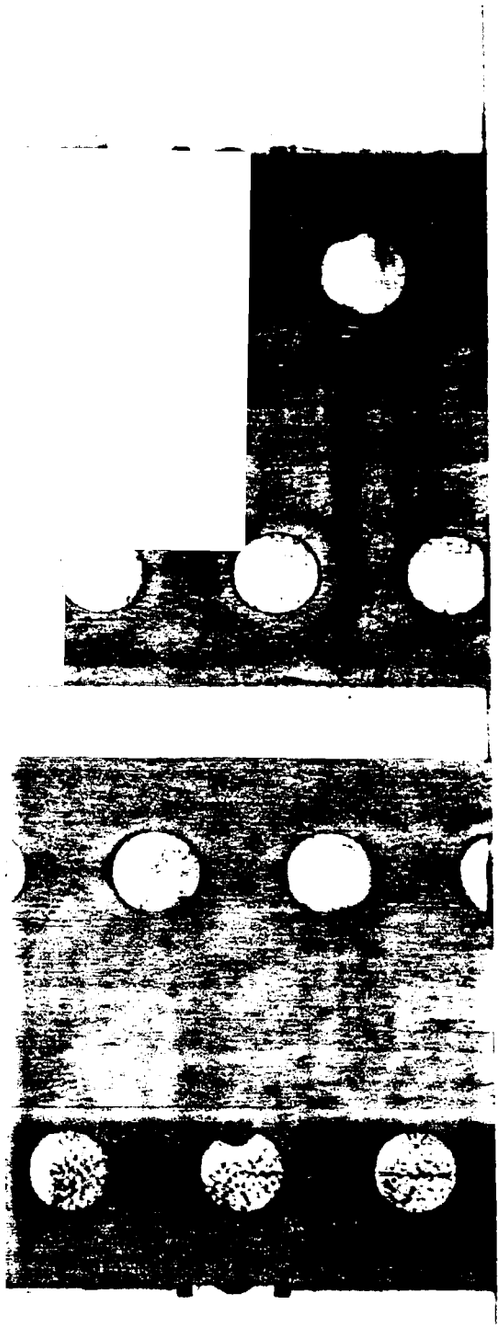
from:
Gerald A. Smith, Jr. and wife, Cheryl W. Smith

to:
David W. Rechter and Suzanne T. Schriver, both unmarried

1408 03/01 0101 03CHECK 445.40

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28212



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7783 PAGE 195

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 133000.00
CON TX 438.90
~~PRFEE 0.50~~
~~MDEED 6.00~~
TOTAL 445.40
CHECK 445.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/01/89 01 15:01 0001 1408

127.15.

IDENTIFICATION REFERENCE

MAR 1 2 59 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 185997