BOOK 7783 PAGE 249

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 1989

Notary Public

MY COMMISSION EXPIRES 9/9/89

(AFFIX SEAL)

FILE BOX 45

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jeffrey D. Horvath	Sovran Mortgage Corporation	MAP 98-5
(NAME) 608 Oak Harbor Cove	(NAME) 201 East Cary Street	PARCEL 64
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS) Richmond, VA 23219	04D16216
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Van, Waters & Rogers, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey D. Horvath and wife, Kathy A. Horvath

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. 182 on the Plan of Lake Park, Section Nine, of record in Plat Book 4955, page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Van, Waters & Rogers, Inc. by deed from Ronnie Goodwin and wife, Deborah Goodwin, of record in Book 7783, page 246, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5086, Page 976, Register's Office for said County.

This is ~~unimproved~~ improved property, known as 608 Oak Harbor Cove, Hermitage, TN 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 heir 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 covey 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 24th day of February, 19 89

Van, Waters & Rogers, Inc.

By: James J. Goldsack
James J. Goldsack, Branch Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____ (or proved to me on the basis of satisfactory evidence) the bargainor _____, with whom I am personally acquainted/and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James J. Goldsack and _____ with whom I am personally acquainted/and who upon (his oath/himself) acknowledged (himself) to be the Branch Manager and _____ respectively of the Van, Waters & Rogers, Inc. the within named bargainor, and corporation, and that (he) as such Branch Manager and _____ being authorized so to do, by a corporate resolution, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James J. Goldsack as such Branch Manager, and attesting the same by the said _____ as such _____

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at Nashville on this the 24th day of February 1989

My commission expires 9/9/89

Patricia Nichols
Notary Public

NOTARY PUBLIC LAW STATE

WARRANTY DEED

FROM

Van Waters & Rogers, Inc.

TO

Jeffrey D. Horvath
Kathy A. Horvath

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

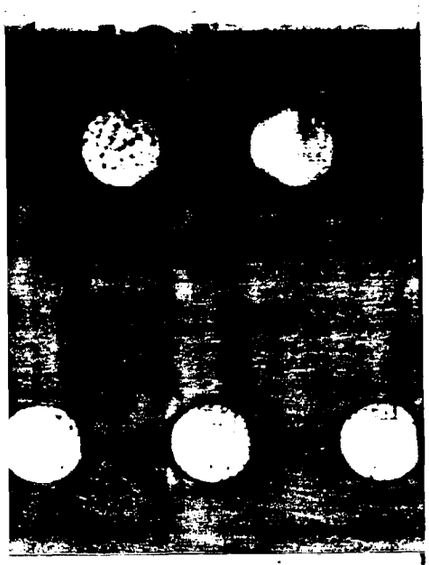
1 2 7 2 8

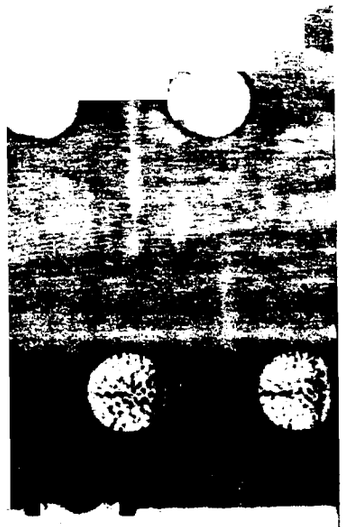
IDENTIFICATION REFERENCE

MAR 1 3 21 PM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TENN

1421 03/01 0101 03CHECK 250.70





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

RECEIVED OF _____

FOR _____

BOOK 7783 PAGE 251

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 74000.00
CON TX 244.20
PRFEE 0.50
MDEED 6.00
TOTAL ~~250.70~~
CHECK ~~250.70~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/01/89 01 15:23 0001 1421

127.28

IDENTIFICATION REFERENCE

Mar 1 3 22 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 186010