BOX 10

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

Joseph L. Myles
Affiant

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

Notary Public

MY COMMISSION EXPIRES 6-7-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Joseph L. Myles et ux (NAME)	Sovran Mortgage Corporation (NAME)	05DU10658
280 Penfield Drive (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	134-13-0-017.00
Nashville, TN 37211 (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, HBO Group, a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph L. Myles and wife, Marilyn D. Myles

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

Land in Davidson County, Tennessee, being Lot No. 75 on the plan of Kenilworth Estates, Section Two, of record in Book 2900, page 126, Register's Office for said County.

Said Lot No. 75 fronts 69.0 feet on the northerly margin of Penfield Drive and extends back 152.7 feet on the westerly line and 151.5 feet on the easterly line to a dead line in the rear, measuring 69.0 feet thereon.

Being the same property conveyed to HBO Group, a Tennessee General Partnership by deed from Peter Nguyen and wife, Lim Nguyen of record in Book 7763, page 376, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3159, page 308, said Register's Office and to the matters set forth in the above referenced plan of record.

This is unimproved ( ) improved (XX) property, known as 280 Penfield Drive, (House Number) (Street) Nashville, TN 37211 (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 my hand this 24th day of March, 19 89

HBO Group, a Tennessee General Partnership

BY: Dorris D. Barnes

Dorris D. Barnes,
General Partner

BOOK 7802 PAGE 635.

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of _____

9815 03/28 0101 03CHECK 240.00

Personally appeared before me, _____, a Notary Public of said county, _____

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19_____.

_____
NOTARY PUBLIC

My commission expires:

_____

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19_____.

_____
NOTARY PUBLIC

My commission expires:

_____

RECEIVED
MAR 28 2 20 PM '89
METROPOLITAN REGISTER OF DEEDS

RECORDER'S MEMO
Illegibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

WARRANTY DEED

FROM
HBO Group, a Tennessee General Partnership

TO

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

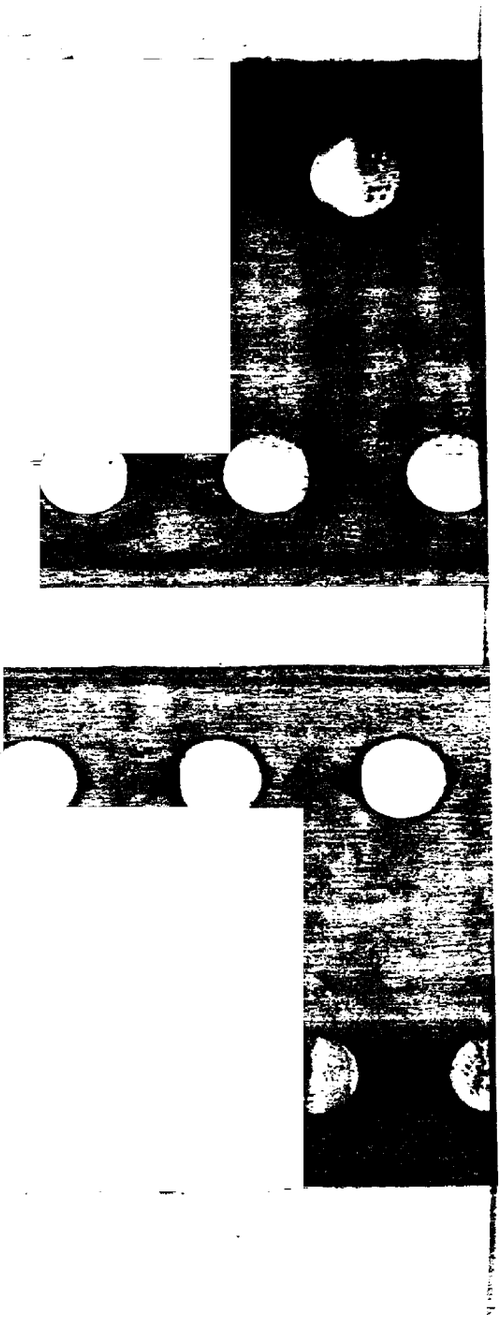
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Dorris D. Barnes, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a General Partner of HBO Group, a Tennessee General Partnership, the within named bargainor, a partnership, and he as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a General Partner.

Witness my hand and seal, this 24th day of March, 1989.

My Commission Expires: 7-13-91

_____
Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 7802 PAGE 636

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	71000.00
CON TX	234.30
PRFEE	0.50
WDEED	6.00
TOTAL	240.80
CHECK	240.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/28/89 01 14:21 0001 9815

19888

IDENTIFICATION

MAR 28 2 20 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 194296