FILE 47

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Raymond B. Simpkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF April, 19 89

Notary Public

MY COMMISSION EXPIRES 5-30-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Raymond B. Simpkins (NAME)	Sovran Mortgage Corporation (NAME)	4D 45858
1301 Riverside Drive (ADDRESS)	1512 Willow Lawn Drive (ADDRESS)	53-3-228
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Richmond, VA 23230-3479 (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 Marion L. Ward, Jr. and wife, Penny B. Ward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond B. Simpkins

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 more particularly described in "EXHIBIT A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF COPIED HEREIN VERBATIM.

Being the same property conveyed to Marion L. Ward, Jr. and wife, Penny B. Ward, by deed from Hugh L. Marsh, Jr. and wife, Katherine A. Marsh, of recor din Book 7306, page 484, Register's Office for Davidson County, Tennessee.

24861

APR 14 8 39 AM '89

5698 04/14 0101 03CHECK 752.00

(Property) X (property known as) 1301 Riverside Drive, Old Hickory, Tennessee 37138
(House No.) (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 hand(s) this 10th day of April, 19 89

Marion L. Ward, Jr.

Penny B. Ward

DCTN-TW-2/85 Forms Data Systems, Inc. (800) 251-1242

BOOK 7816 PAGE 955

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marion L. Ward, Jr. and wife, Penny B. Ward

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 10th day of April, 19 89.

Commission expires 5-22-93

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

Marion L. Ward, Jr. and wife, Penny B. Ward

TO

Raymond B. Simpkins

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

EXHIBIT "A"

Tract No. 1: Land in Davidson County, Tennessee, being Lot No. 120 in Section "B" Plan of Village of Old Hickory, as shown on plan of record in Book 1424, page 67, Register's Office for said County.

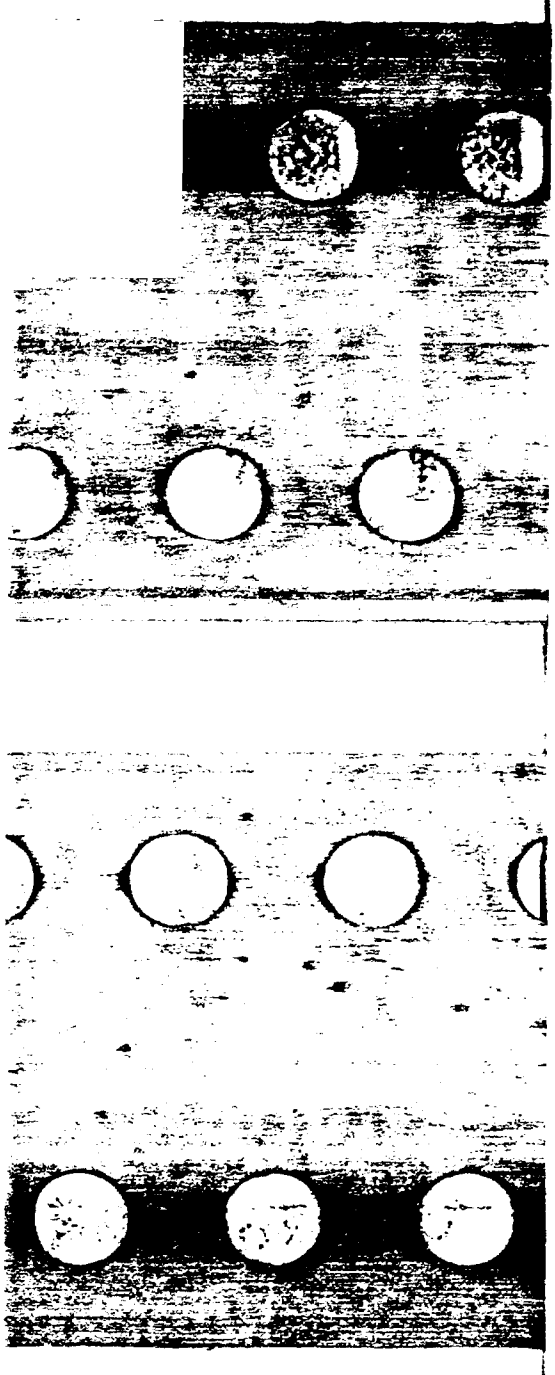
Said Lot No. 120 fronts 158.6 feet on the east side of Riverside Road, and contains 1.2 acres, more or less.

Tract No. 2: Land in Davidson County, Tennessee, being the South 50 feet of Lot No. 15 of Section "B" on the Map of the Village of Old Hickory, of record in Book 1424, page 64, Register's Office for said County.

Said part of said lot fronts 50 feet on the easterly side of Riverside Road and runs back between parallel lines 352.5 feet, more or less, to the approximate edge of the low water mark of the Cumberland River.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described tract conveyed by Eugene P. Johnson and wife, Helen Hale JOhnson, to the United States of America by deed of record in Book 2195, page 10, Register's Office for said County, described as follows:

A tract of land situated on the left descending bank of the Cumberland River in the Village of Old Hickory, in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows:
Beginning at a point in the line of the lands now or formerly of Earl E. and Viola L. Swensson, said point being North 85 degrees 32' East 328 feet from the most southwesterly corner of the lands of said Swensson and the most northwesterly corner of the lands of the subject owner; thence, from the point of beginning, and along said Swensson line, north 85 degrees 32' East 35 feet to a point in the low water mark of the Cumberland River; thence, southeasterly and upstream following the meanderings of said water line, a distance of 260 feet, more or less, to a corner common to the land now or formerly of W. R. and Mary H. Stevens; thence leaving said water line and along said Stevens line, South 88 degrees 19' West 50 feet; thence, severing the lands of the subject owner, North 15 degrees 00' West 253 feet to the point of beginning, containing twenty-five hundredths (0.25) of an acre, more or less.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7816 PAGE 957

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 225000.00
CON TX 742.50
PRFEE 0.50
WDEED ~~?.00~~
TOTAL ~~752.00~~
CHECK 752.00

04/14/89 01 08:39 0001 5698

24861

IDENTIFICATION

APR 14 8 39 AM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY

No. 200082