Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Jose' E. Dirube and wife, Nancy T. Dirube 5124 Stallworth Drive Nashville, TN 37220	146-16-0-189-00	Sovran Mortgage Corporation 201 East Cary Street Richmond, VA 23219

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, ROBERT E. WOOD and wife, KAREN R. WOOD (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to JOSE' E. DIRUBE and wife, NANCY T. DIRUBE (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Brentwood Hall, Section VI, as of record in Book 2331, page 20, Register's Office for said County.
>
> Said Lot No. 166 fronts 176.5 feet on the southerly margin of Stallworth Drive and extends back 190.6 feet on the southeasterly line, and 180.0 feet on the westerly line to a dead line in the rear, measuring 40.0 feet thereon.
>
> Being the same property conveyed to Robert E. Wood and wife, Karen R. Wood by deed from Lester I. Hines, Jr. and wife, Martha E. Hines of record in Book 6754, page 737, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Restrictive Covenants contained in instrument of record in Book 2393, page 339, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $94,350.00.

Affiant

Subscribed and sworn to before me this 24th day of April, 1989.

Notary Public
My Commission Expires: May 13, 1990

3. All matters shown on the Plan of record in Book 2331, page 20, said Register's Office.

This is improved property, known as 5124 Stallworth Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 24th day of April, 1989.

Robert E. Wood

Karen R. Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jo Ann Smith, Notary Public, ROBERT E. WOOD and KAREN R. WOOD, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of April, 1989.

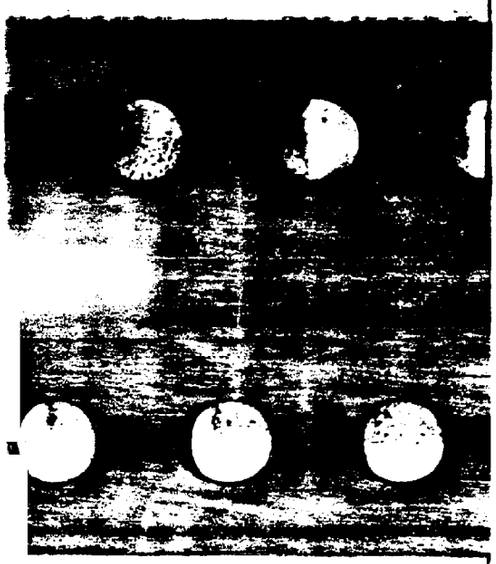
Jo Ann Smith
Notary Public

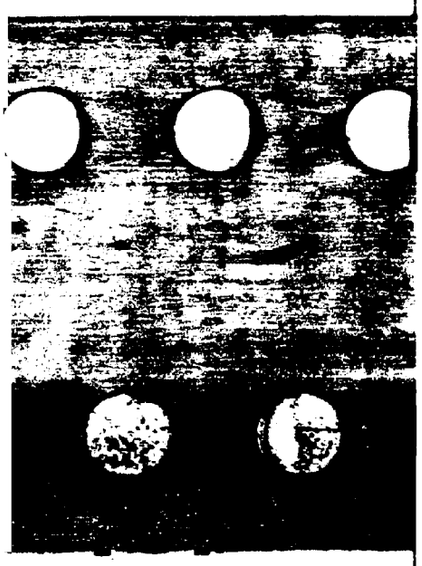
My Commission Expires: March 16, 1991

27256

APR 24 2 22 PM '89

8583 04/24 0101 03CHECK 317.69





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7823 PAGE 454

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	94350.00
CON TX	311.19
PRFEE	0.50
MDEED	6.00
TOTAL	317.69
CHECK	317.69

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/24/89 01 14:22 0001 8583

27256

APR 24 2 22 PM '89

No. 202935