BOOK 7828 PAGE 40

28771

THIS INSTRUMENT PREPARED BY:
TENNESSEE TITLE AND ESCROW CO. mail
Post Office Box 3079
Nashville, Tennessee 37219-0079

0373 04/28 0101 03CHECK 163.25

APR 28 4 14 PM '89

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Earnest Holloway and wife, Marcella Holloway 4808 Trumpet Circle Nashville, TN 37218	Sovran Mortgage Corp. 201 East Cary Street Richmond, VA 23219	Map # 59-05 Parcel # 99

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, FREDERICK MCADOO, unmarried, does hereby transfer and convey unto EARNEST HOLLOWAY and wife, MARCELLA HOLLOWAY, a certain tract or parcel of real property located in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 25 on the Plan of Buena Vista Estates, Section 2, as of record in Book 3842, Page 257, Register's Office for said County.

SAID Lot No. 25 fronts 74.90 feet on the curving northerly margin of Trumpet Circle and runs back between the lines 131.2 feet on the easterly line and 163.6 feet on the westerly line to a line in the rear, measuring 70.5 feet thereon.

BEING the same property conveyed to Frederick McAdoo and wife, Daisy Geraldine McAdoo by deed from H. Lynn Greer, Trustee, of record in Book 4429, Page 658, and a Warranty Deed of Correction of record in Book 7828, Page 41, Register's Office for Davidson County, Tennessee. Also, being the same property quitclaimed from Daisy Geraldine McAdoo to Frederick McAdoo of record in Book 7194, Page 520, and by (Corrected) Quitclaim Deed of record in Book 7828, Page 43, Register's Office for Davidson County, Tennessee.

This is improved real property known as 4808 Trumpet Circle, Nashville, Tennessee, 37218.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said EARNEST HOLLOWAY and wife, MARCELLA HOLLOWAY, their heirs, successors and assigns forever.

The undersigned covenants with the said EARNEST HOLLOWAY and wife, MARCELLA HOLLOWAY that he is lawfully seized and possessed of said real property in fee simple; has the good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1989 which are prorater and assumed by the Grantees.

2. Matters set forth on the Plan of Buena Vista Estates, Section 2, as of record in Book 3842, Page 257, said Register's Office.

3. Restrictive Covenants of record in Book 4322, Page 216, Register's Office for Davidson County, Tennessee.

4. Easement for gas lines of record in Book 1357, Page 396, Register's Office for Davidson County, Tennessee.

Except as stated above, the undersigned does further covenant and bind himself, and his heirs, successors and assigns to warrant and forever defend the title to said land to the said EARNEST HOLLOWAY and wife, MARCELLA HOLLOWAY their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this 28 day of April, 1989.

Frederick McAdoo
FREDERICK MCADOO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth Brevard a Notary Public in and for said State and County, the within named FREDERICK MCADOO, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of April, 1989.

Elizabeth Brevard
NOTARY PUBLIC

My Commission Expires: 3/11/90

AFFIDAVIT OF VALUE

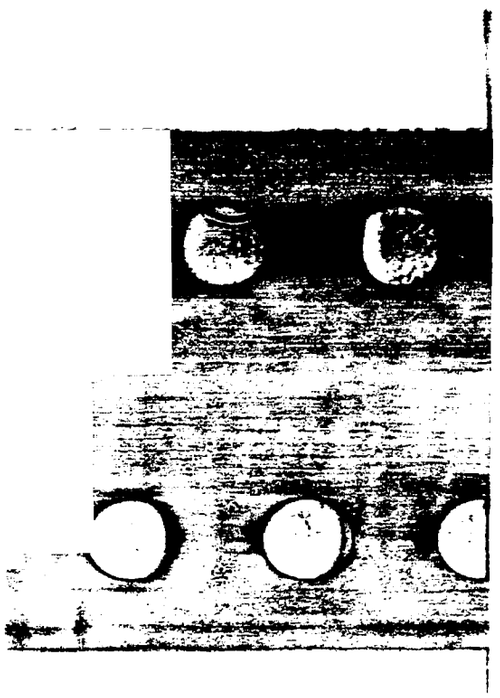
The actual consideration or value for this transfer, whichever is greater, is $47,500.00.

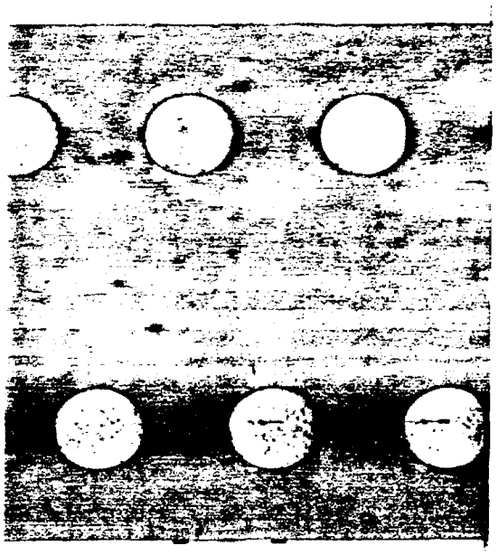
Earnest Holloway
EARNEST HOLLOWAY

Sworn to and subscribed before me this 28th day of April, 1989.

Elizabeth Brevard
NOTARY PUBLIC

My Commission Expires: 3/11/90





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

RECEIVED OF _____

FOR _____

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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

CANT	~~47500.00~~
CON TX	~~156.75~~
PRFEE	0.50
WDEED	6.00
TOTAL	163.25
CHECK	163.25

28777

APR 28 4 14 PM '89

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No. 204697