THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
F. Lillard Teasley
3007 Oakland Avenue
Nashville, TN 37212

MORTGAGEE:
Sovran Mortgage Corporation
1512 Willow Lawn Drive
Richmond, VA 23230-3479

MAP-PARCEL NUMBERS:
MAP 117-8
PARCEL 46
16DA-1105

WARRANTY DEED

BOOK 7830 PAGE 35

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Anthony Eugene Murray, Sr., unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto F. Lillard Teasley, unmarried

hereinafter called the Grantee, Grantee's 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 parts of Lots No. 19 and 20 on the Map of Belmont Terrace Re-subdivision, Annex No. 1, as of record in Book 421, page 182, Register's Office of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers- Surveyors, October 8, 1957, as follows:

BEGINNING on the westerly margin of Oakland Avenue, at its intersection with the dividing line between lots Nos. 20 and 21; thence with said dividing line, north 68 degrees 15 minutes West 180 feet to an iron pin; thence North 13 degrees 45 minutes East 67.5 feet to an iron pin; thence South 71 degrees 30 minutes East 172.5 feet to an iron pin on the westerly margin of Oakland Avenue, at a point 4.3 feet north of the dividing line between lots Nos. 19 and 20; thence with said Avenue, southwardly 78.6 feet to the beginning.

BEING the same property conveyed to Anthony E. Murray and wife, Linda M. Murray by deed from Robert Bechtold and wife, Judy K. Brunso-Bechtold of record in Book 6267, page 175, said Register's Office. Anthony E. Murray and Linda M. Murray have since been divorced by final decree filed in the fourth circuit court for Davidson County Tennessee, Docket No. 86D-3165, and of record in Book 7819, page 30, said Register's Office. Linda M. Murray quitclaimed her interest in subject property to Anthony Eugene Murray, Sr., by quitclaim deed being recorded simultaneously herewith.

This instrument is executed on behalf of Anthony Eugene Murray, Sr., being one and the same person as Anthony E. Murray, by James W. Murray as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact** This is (un)improved property, known as 3007 Oakland Avenue, Nashville, TN 37212.
**is attached as "Exhibit A" to this deed and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of April, 1989.

Anthony Eugene Murray, Sr.
BY: James W. Murray, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____ _____ Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 63,000.00.

F. Lillard Teasley
Affiant

Subscribed and sworn to before me, this the 28th day of April, 1989.

My Commission Expires: 9-16-92 _____ Notary Public

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 James W. Murray, 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 on behalf of Anthony Eugene Murray, Sr., as his Attorney in Fact, as the free act and deed of the within named Anthony Eugene Murray, Sr. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of April, 1989.

_____
NOTARY PUBLIC

My commission expires: 9-16-92

WARRANTY DEED

from:
Anthony Eugene Murray, Sr., unmarried

to:
F. Lillard Teasley, unmarried

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28333

"EXHIBIT A"

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant

Sworn to and subscribed before me this 28th day of April, 19 89.

Notary Public

My Commission Expires: 9-26-92

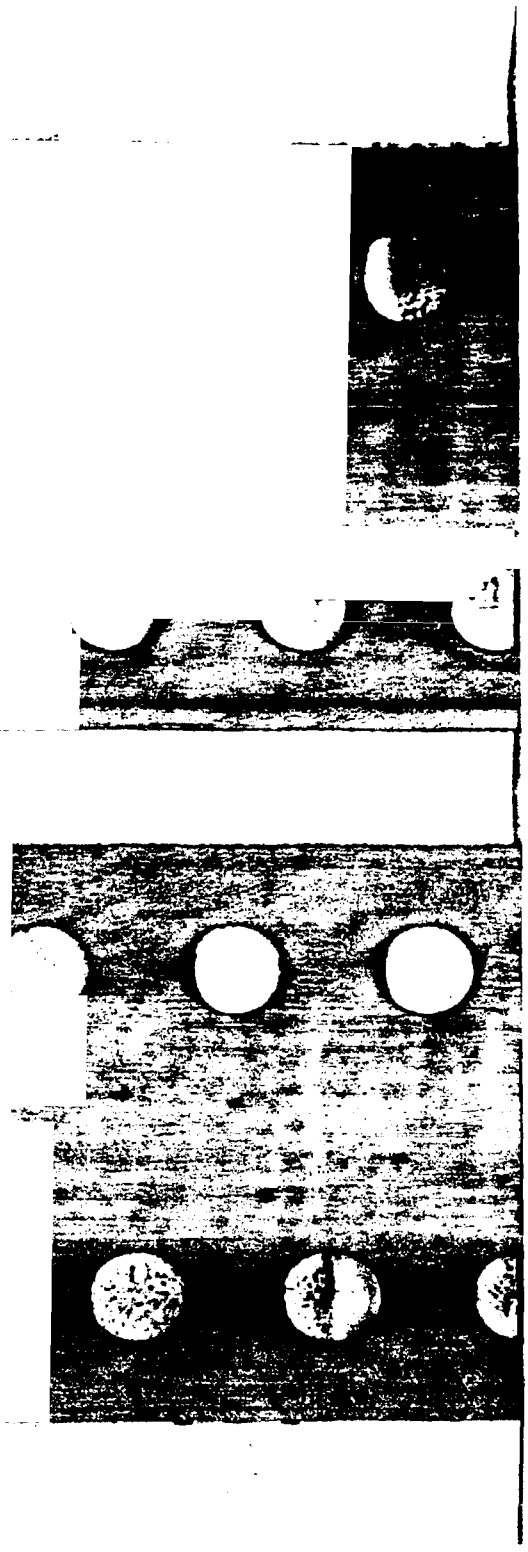
NOTARY PUBLIC

MAY 2 10 31 AM '89

FLOYD 2 WILSON REGISTER
DAVIDSON COUNTY

IDENTIFICATION

29372



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

RECEIVED OF _____

FOR _____

BOOK 7830 PAGE 38

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

MAMT 63000.00
MOR TX 207.90
PRFEE 0.50
TDEED 9.00
ERR CO
TDEED 9.00
VOID
MAMT 63000.00
CAMT 63000.00
VOID
MOR TX 207.90

CON TX 207.90
TOTAL 207.90

RECEIPT IS NOT VALID UNLESS CHECK(S) PAID BY BANK

05/02/89 01 10:45 0001 1927

2937.2

IDENTIFICATION REFERENCE

MAY 2 10 31 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

TOTAL 217.40
Conv. TAX 207.90
PROBATE .50
W. DEED 9.00
217.40

No. 205417