THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH
Post Office Box 3079
Nashville, Tennessee 37219-0079

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Wilma Merriman, Donald Coffee, and Timothy Coffee 531 Rosedale Avenue Nashville, TN 372181	Sovran Mortgage Corp. 201 East Cary Street Richmond, VA 23219	Map # 118-4 Parcel # 85

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, WILLIAM L. SHULMAN and wife, DIANE S. SHULMAN, do hereby transfer and convey unto WILMA MERRIMAN, DONALD COFFEE, and TIMOTHY COFFEE, a certain tract or parcel of real property located in Davidson County, Tennessee, described as follows:

BEING Lot No. 2 on the Plan of Hardwood Heights, Section 1, of record in Plat Book 2330, Page 24, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to William L. Shulman and wife, Diane S. Shulman by deed from Walter R. Sloan and wife, Carleen Shelton Sloan, of record in Book 7040, Page 276, Register's Office for Davidson County, Tennessee.

This is improved real property known as 531 Rosedale Avenue, Nashville, Tennessee, 37211.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said WILMA MERRIMAN, DONALD COFFEE, and TIMOTHY COFFEE, their heirs, successors and assigns forever.

The undersigned covenant with the said WILMA MERRIMAN, DONALD COFFEE, and TIMOTHY COFFEE, that they are lawfully seized and possessed of said real property in fee simple; have the good right to convey it and the same is unencumbered, except for:

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

2. Matters set forth on the Plan of Hardwood Heights, Section 1, as of record in Book 7040, Page 276, said Register's Office.

Except as stated above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said WILMA MERRIMAN, DONALD COFFEE, and TIMOTHY COFFEE their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

377 6 2

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IN WITNESS WHEREOF, the undersigned have executed this 31st day of May, 1989.

William L. Shulman, by Diane Shulman his attorney in fact
WILLIAM L. SHULMAN

Diane Shulman
DIANE S. SHULMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 1989.

Elizabeth Barnard
NOTARY PUBLIC

My Commission Expires: 3/11/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth Barnard, a Notary Public in and for the County and State the within named DIANE S. SHULMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of WILLIAM L. SHULMAN, the bargainor, as his attorney-in-fact and as the free act and deed of the within named WILLIAM L. SHULMAN.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 1989.

Elizabeth Barnard
Notary Public

My commission expires: 3/11/90

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $30,000.00.

Wilma Merriman
WILMA MERRIMAN

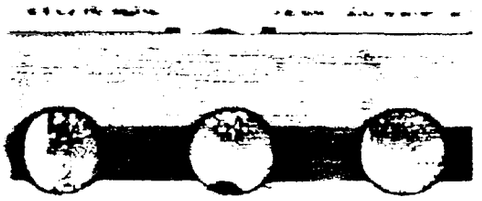
Sworn to and subscribed before me this 31st day of May, 1989.

Elizabeth Barnard
NOTARY PUBLIC

My Commission Expires: 3/11/90

OFFICIAL RECEIPT

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



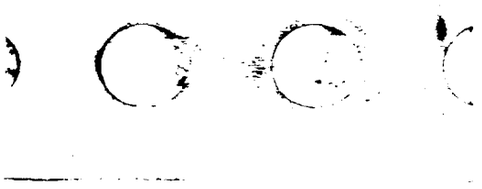
RECEIVED OF _____

FOR _____

BOOK 7855 PAGE 72

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	30000.00
CON TX	99.00
PRFEE	0.50
WDEED	6.00
TOTAL	105.50
CHECK	105.50

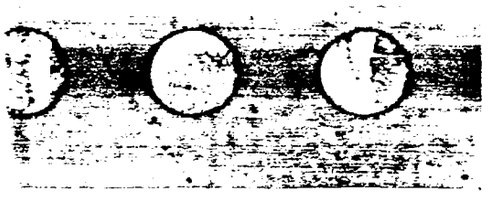
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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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JUN 2 10 11 AM '89



No. 215279