File Box 8/tl

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Jeffrey A. Canter	Sovran Mortgage Corporation	MAP 116-08-L
100 Cantrell Square	1512 Willow Lawn Drive	PARCEL 104
Nashville, TN 37215	Richmond, VA 23230	7DA-92696

WARRANTY DEED BOOK 7855 PAGE 375

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, R. Trigg McClellan and wife, Lori Frazier McClellan hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jeffrey A. Canter, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 4 on the plan of Cantrell Square, as shown in Exhibit "C" to Master Deed, of record in Book 7223, page 644, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by this reference thereto.

Being the same property conveyed to R. Trigg McClellan, M.D. and wife, Lori Frazier McClellan by deed from Rochford Realty and Construction Co., Inc. of record in Book 7379, page 48, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 7223, page 644 and Book 7223, page 670, said Register's Office.

The undersigned R. Trigg McClellan and R. Trigg McClellan, M. D. are one and the same.

This instrument is executed on behalf of Lori Frazier McClellan by R. Trigg McClellan as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is (un)improved property, known as 100 Cantrell Square, Nashville, TN 37215.

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 31st day of May, 1989.

Lori Frazier McClellan by:
R. Trigg McClellan, Attorney in Fact

R. Trigg McClellan

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of May, 1989, before me personally appeared R. Trigg McClellan, 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 his free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7855 PAGE 376

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 $ 214,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 31st day of May, 1989.

My Commission Expires: Oct 9, 1991

_____
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 R. Trigg McClellan, 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 Lori Frazier McClellan as her Attorney in Fact as the free act and deed of the within named Lori Frazier McClellan.

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

_____
Notary Public

My Commission Expires: Oct 9, 1991

WARRANTY DEED

from:
R. Trigg McClellan and wife,
Lori Frazier McClellan

to:
Jeffrey A. Canter, unmarried

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

STATE OF Tennessee

COUNTY OF Davidson

BOOK 7855 PAGE 377

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

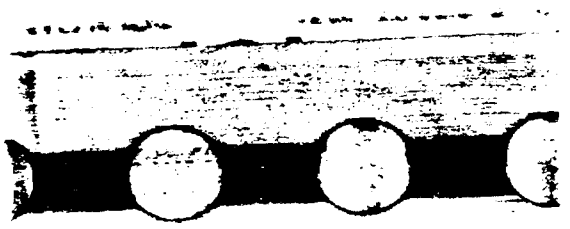
Sworn to and subscribed before me this 31st day of May, 19 89.

Notary Public

My Commission Expires: Oct 9, 1991

JUN 2 11 33 AM '89

37878



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7855 PAGE 378

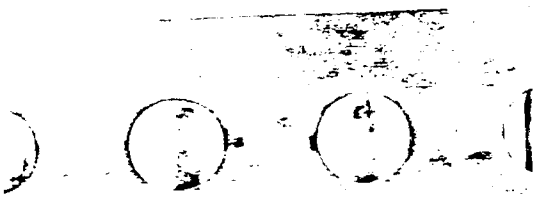
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

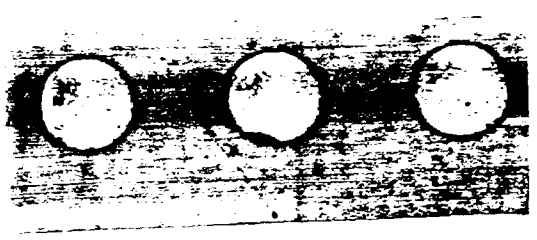
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

DAMT 214000.00
CON TX 706.20
PRFEE 0.50
WDEED 9.00
TOTAL ~~715.70~~
CHECK ~~715.70~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/02/89 01 11:37 0001 1026





37878

JUN 2 11 33 AM '89

No. 215339