STATE OF TENNESSEE
COUNTY OF Davidson BOOK 7883 PAGE 221

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Dawn M. McCarty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July 1989

Patricia Mitchell
Notary Public

MY COMMISSION EXPIRES: 9/9/89

(AFFIX SEAL)

FILE BOX 45

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Vicki R. Duke (NAME)	Sovran Mortgage Corporation (NAME)	MAP 34-13
204 Aurora Avenue (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	PARCEL 214
Nashville, TN 37115 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	11D29755

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robin D. King Spence and husband, Maurice Alexander Spence

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vicki R. Duke and Dawn M. McCarty, both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

BEING Lot No. 8 on the Plan of Edgemeade Farm Subdivision, of record in Plat Book 3600, page 69, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robin D. King and E. Paul Rector by deed from Henry D. Stover and wife, Betty R. Stover, of record in Book 6723, page 604, said Register's Office. See also Quitclaim Deed from E. Paul Rector to Robin D. King Spence, of record in Book 7883, page 219, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3805, page 772; and Book 3928, page 954, Register's Office for said County.

Maurice Alexander Spence is joining in this conveyance to convey any and all marital rights he may have to said property.

Robin D. King and Robin D. King Spence being one and the same person.

47360

TAX IDENTIFICATION REFERENCE

Jul 7 9 33 AM '89

FEE $ RECEIVED FOR RECORD

2900 07/07 0101 03CHECK 211.60

This is unimproved ( ) improved (XX) property, known as 204 Aurora Avenue, Nashville, TN 37115 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to covey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 5th day of July, 1989

Maurice Alexander Spence

Robin D King Spence
Robin D. King Spence

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7883 PAGE 222

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robin D. King Spence and husband, Maurice Alexander Spence

the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 5th day of July 1989

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____

My commission expires _____

Notary Public

WARRANTY DEED

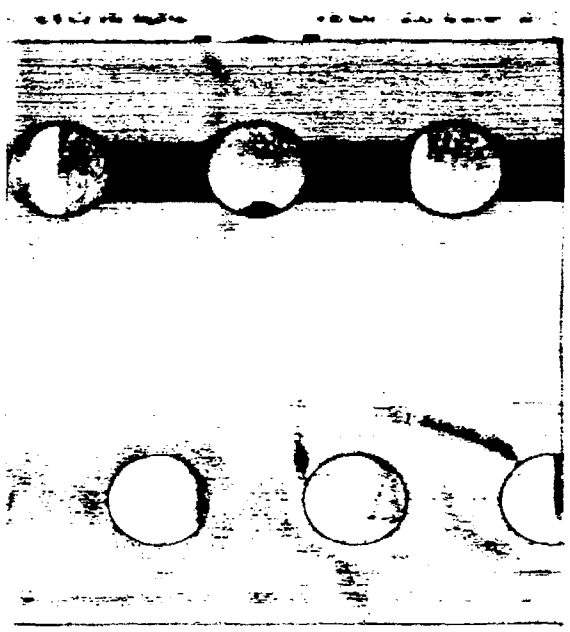
FROM
Robin D. King Spence
Maurice Alexander Spence

TO
Vicki R. Duke
Dawn M. McCarty

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214



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

RECEIVED OF _____

FOR _____

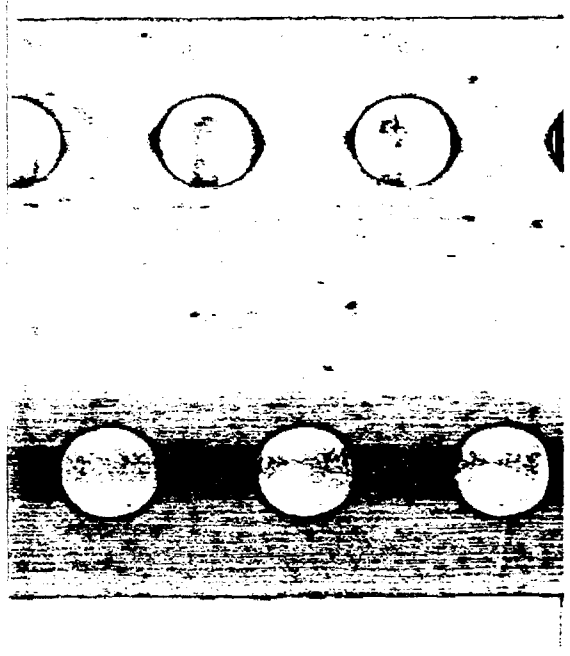
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	62000.00
			CON TX	204.60
			PRFEE	1.00
			MTEED	6.00
			TOTAL	211.60

CHECK 211.60
07/07/89 01 09:36 0001 2900

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



47360

IDENTIFICATION REFERENCE

Jul 7 9 33 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 226612