FILE BOX 46 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~87,818.23~~

Charlotte E. Rushton
Affiant

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July 1989

Notary Public

MY COMMISSION EXPIRES:

My Commission Expires Nov. 21, 1992 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Phil A. Rushton	Sovran Mortgage Corp.	156-2-116
(NAME)	(NAME)	
928 Beech Bend Drive	P. O. Box 26388	9D 61514
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Richmond, VA 23260-6388	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, J. Timothy Bagwell and wife, Kelly J. Newell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phil A. Rushton and wife, Charlotte E. Rushton

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: 3713 07/10 0101 03CHECK 296.74

BEING Lot No. 616 as shown on the Plan of Harpeth Woods Section of Harpeth Valley Park of record in Book 4860, page 111, and amended in Book 5051, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J. Timothy Bagwell and Kelly J. Newell, his wife, by deed from Clarence L. Altieri and Bonnie L. Altieri, his wife, of record in Book 7294, page 769, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 5051, page 92, Book 5197, page 123, and Book 5228, page 718 said Register's Office.

Grantees herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 6959, page 498, Register's Office for Davidson County, Tennessee in the original principal amount of $84,941.00.

Kelly J. Newell executed this instrument in behalf of J. Timothy Bagwell pursuant to a Power of Attorney of record in Book 785, page 234, Register's Office for Davidson County, Tennessee.

8027.

FILED FOR REFERENCE JUL 10 12 09 PM '89 WILLIAM BURTON REGISTER

This is unimproved ( ) improved (XX) property, known as 928 Beech Bend Drive, Nashville, TN 37221
(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 heirs 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 convey 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 7th day of July, 19 89

J. Timothy Bagwell (by Kelly J. Newell, atty in fact) / Kelly J. Newell

J. Timothy Bagwell
By: Kelly J. Newell
Attorney in Fact

Kelly J. Newell

BOOK 7885 PAGE 236

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 Kelly J. Newell

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of July, 1989.

Commission expires

NOTARY PUBLIC AT LARGE

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Nov. 21, 1992

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of 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

J. Timothy Bagwell and wife, Kelly J. Newell

TO

Phil A. Rushton and wife, Charlotte E. Rushton

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law

State of Tennessee
County of Davidson

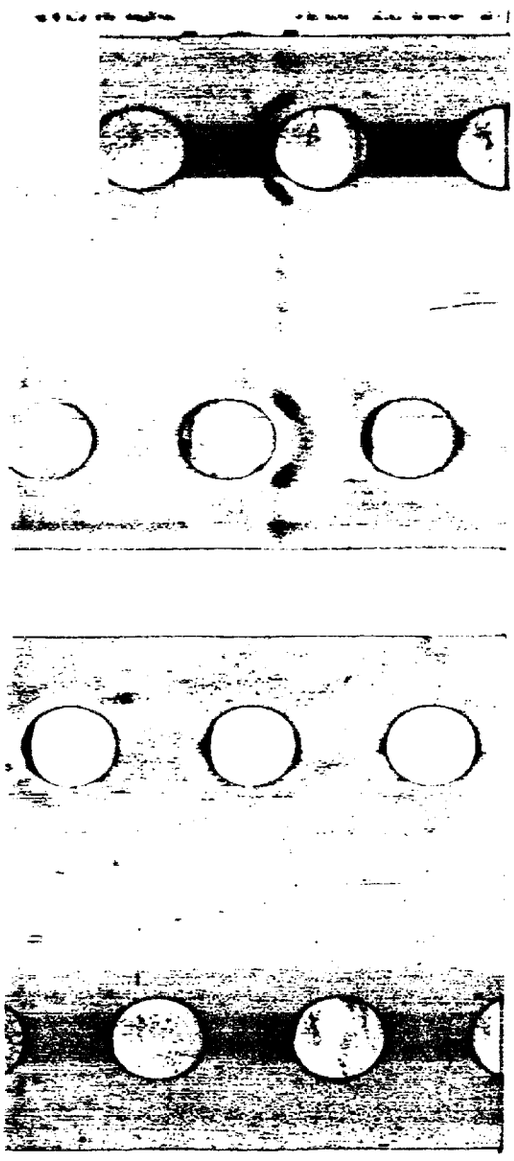
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly J. Newell with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of J. Timothy Bagwell as his Attorney in Fact as the free act and deed of the within named J. Timothy Bagwell. Witness my hand and official seal at Nashville, Tennessee, this 7th day of July, 1989.

My Commission Expires:

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires Nov. 21, 1992



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

RECEIVED OF _____

FOR _____

BOOK 7885 PAGE 237

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 87818.23
				CON TX 289.74
				PRFEE 1.00
				WDEED 6.00
				TOTAL 296.74
				CHECK 296.74
07/10/89		01		12:13 0001 3713

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

480027

IDENTIFICATION REFERENCE

Jul 10 12 09 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 227416