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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

x Robert Sean Flanagan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 1989.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: May 8, 1993

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Sean Flanagan (NAME)	Sovran Mortgage Corporation (NAME)	MAP 65-5
4868 Rainer Drive (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	PARCEL 7
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 23219-3736 (CITY) (STATE) (ZIP)	4D-60674

FOR AND IN 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, Fred L. Huggins, Jr. and wife, Kathy D. Huggins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Sean Flanagan

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:

LAND in Davidson County, Tennessee, being Lot No. 393 on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, pages 182 and 183, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Fred L. Huggins, Jr. and wife, Kathy D. Huggins by deed from John L. Ryan and wife, Ruth W. Ryan, filed of record in Book 5006, page 203, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

FILED & RECORDED
DAVIDSON COUNTY, TN
AUG 31 8 37 AM '89

IDENTIFICATION REFERENCE

62327

This is ( ) unimproved (x) improved property, known as 4868 Rainer Drive, Old Hickory, TN 37138
(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 30th day of August, 1989

Fred L. Huggins, Jr.
Fred L. Huggins, Jr.

Kathy D. Huggins
Kathy D. Huggins

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Fred L. Huggins, Jr. and wife, Kathy D. Huggins

(or proved to me on the basis of satisfactory evidence)
the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 30th day of August, 19 89

Commission expires May 8, 1991

Ollie Mai Parsley
Notary Public

STATE OF TENNESSEE

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____

*(or proved to me on the basis of satisfactory evidence)
Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ___.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Fred L. Huggins, Jr. and wife, Kathy D. Huggins

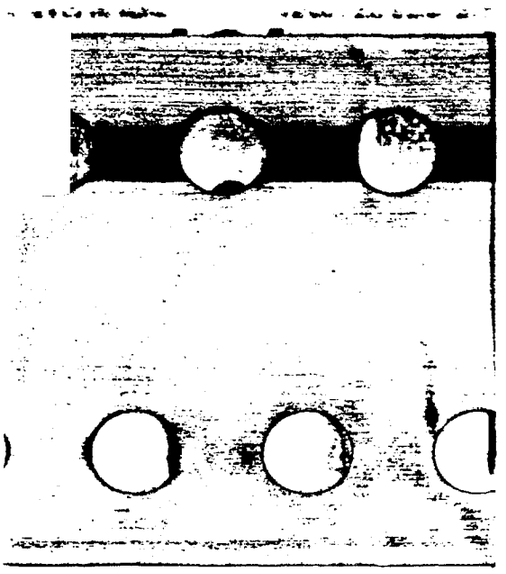
TO

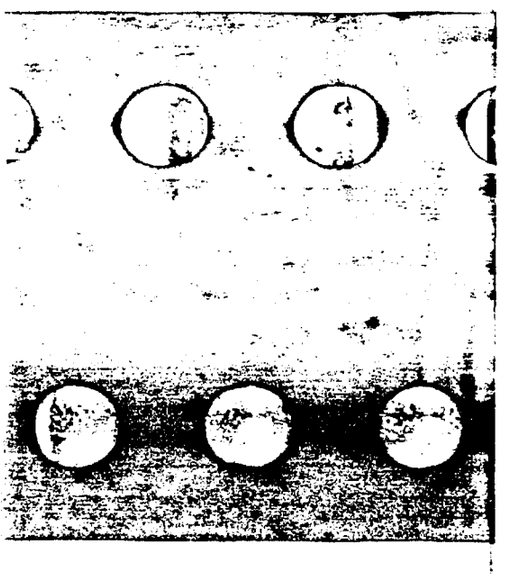
Robert Sean Flanakan

Return to:

PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

1087 08/31 0101 CHECK 214.50





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 63000.00
CON TX 207.90
PRFEE 1.00
WDEED 6.00
TOTAL ~~214.90~~
CHECK ~~214.90~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/31/89 01 08:39 0001 1087

62327

IDENTIFICATION REFERENCE

AUG 31 8 37 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244283