63009

IDENTIFICATION REFERENCE

SEP 1 | 29 PM '89

DAVIDSON COUNTY, TN

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

WARRANTY DEED

BOOK 7929 PAGE 358

206.35

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
David L. Evans 123 Cottage Place Nashville, TN 37214	Sovran Mortgage Corp. 201 East Cary Street P.O. Box 26388 Richmond, VA 23219	Map # 95.02 Parcel # 123CO

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, F.J. & S. INVESTMENTS, a partnership comprised of Fred T. Horrell, John W. Horrell, and Stephen H. Horrell, does hereby transfer and convey unto DAVID L. EVANS, unmarried, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. 55 on the Plan of Cottage Place Condominiums, of record in Book 6520, Page 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions, and Restrictions, of record in Book 6520, Page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6569, Page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions, and Restrictions of record in Book 6636, Page 722, said Register's Office.

BEING the same property conveyed to F.J. & S. Investments, a partnership comprised of Fred T. Horrell, John W. Horrell, and Stephen H. Horrell, its successors and assigns, by deed from A. Harrison Johnson, Jr., Trustee for Allied Partners of record in Book 6903, Page 386, Register's Office for Davidson County, Tennessee.

This is improved real property known as 123 Cottage Place, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said DAVID L. EVANS, his heirs, successors and assigns forever.

The undersigned covenants with the said DAVID L. EVANS that it is lawfully seized and possessed of said real property in fee simple; has the good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1989 which are prorated to date of closing and assumed by the Grantee.

2. Master Deed and By-Laws of record in Book 6520, Page, 745, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 6520, Page 793, Book 6569, Page 212, and Book 6636, Page 722, Register's Office for Davidson County, Tennessee.

4. Easement for Water Main of record in Book 722, Page 268, Book 722, Page 324, and Book 5256, Page 398, Register's Office for Davidson County, Tennessee.

Except as stated above, the undersigned does further covenant and bind itself, and its' heirs, successors and assigns to warrant and forever defend the title to said land to the said DAVID L. EVANS, his heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this 29th day of August, 1989.

F.J. & S. INVESTMENTS

BY: Fred T. Horrell
FRED T. HORRELL, PARTNER

BY: John W. Horrell
JOHN W. HORRELL, PARTNER

BY: Stephen H. Horrell
STEPHEN H. HORRELL, PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carolyn Cuny, a Notary Public in and for the County and State the within named STEPHEN H. HORRELL, a partner of F.J. & S. Investments 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 FRED T. HORRELL, as a partner of F.J. & S. Investments, the bargainor, as his attorney-in-fact and as the free act and deed of within named FRED T. HORRELL as said partner.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of August, 1989.

Carolyn P. Cuny
Notary Public

My commission expires: Jan 27, 1993

NOTE: The power of attorney from Fred T. Horrell to Stephen H. Horrell is of record in Book 7733, Page 202, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Carolyn Cuny, a Notary Public of the State and County aforesaid, personally appeared JOHN W. HORRELL, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of F.J. & S. Investments, the within named bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August, 1989.

Carolyn P. Cuny
NOTARY PUBLIC

My Commission Expires: Dec. 23, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Carolyn Cuny, a Notary Public of the State and County aforesaid, personally appeared STEPHEN H. HORRELL, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of F.J. & S. Investments, the within named bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August, 1989.

Carolyn P. Cuny
NOTARY PUBLIC

My Commission Expires: Dec. 23, 1993

AFFIDAVIT OF VALUE

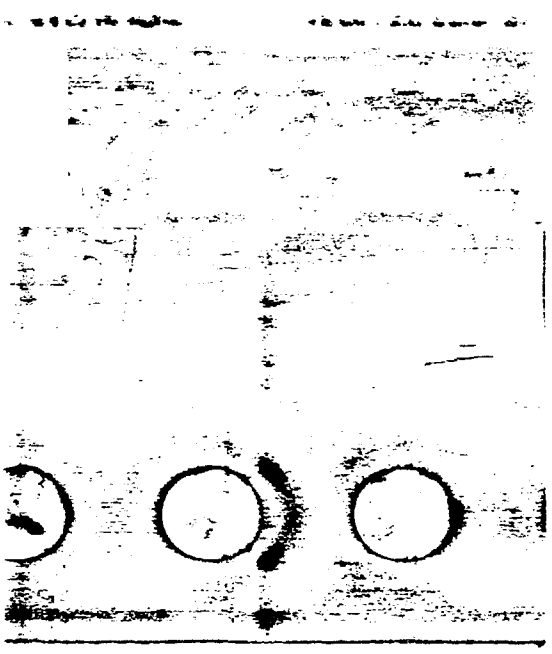
The actual consideration or value for this transfer, whichever is greater, is $59,500.00.

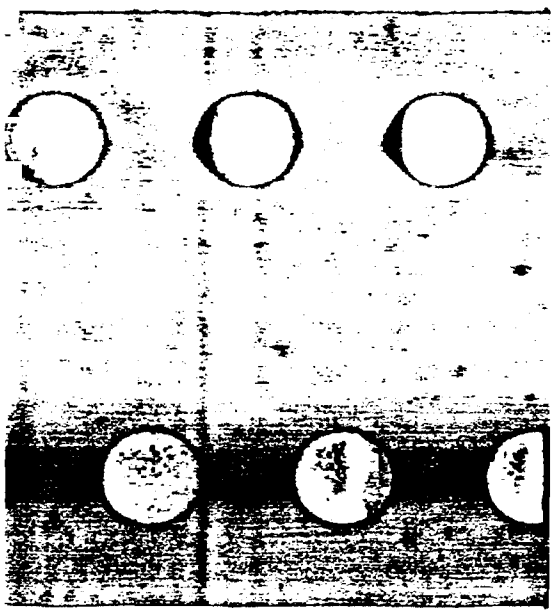
DAVID L. EVANS

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

NOTARY PUBLIC

My Commission Expires: 3/11/92





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7929 PAGE 361

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	59500.00
CON TX	196.35
PRFEE	1.00
WDEED	9.00
TOTAL	206.35
CHECK	206.35

09/01/89 01 13:30 0001 1054

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63009

IDENTIFICATION REFERENCE

SEP 1 1 29 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 245086