FILE IN BOX #4
MAP 141-12-D, PARCEL 116
#89-8-21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 125,000.00 .

Philip K. Mathias
Affiant

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

My Commission Expires: 11/10/91

Notary Public

THIS INSTRUMENT PREPARED BY:
PETER WEISS, ATTY., Suite 500, One Church Street Bldg., Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO - MORTGAGEE:
PHILIP K. MATHIAS	SOVRAN MORTGAGE CORPORATION
(Name)	(Name)
116 Morton Mill Circle	201 E. Cary Street
(Street Address)	(Street Address)
Nashville, TN 37201	Richmond, VA 23219
(City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, MORTON MILL, a Tennessee Joint Venture, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto PHILIP K. MATHIAS, UNMARRIED, hereinafter called the "Grantee(s)", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 116 (and driveway serving said Lot) on the Plan of Morton Mill Estates, a Planned Unit Development, of record in Book 6900, Page 652, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

BEING part of the same property conveyed to Morton Mill, a Tennessee Joint Venture, by Deed from George Gianikas, Sonny Mooney, Joseph L. Lackey, Jr., and George Dunn, of record in Book 7284, Page 959, Register's Office for Davidson County, Tennessee.

FOR purpose of description, the term Lot or Unit shall be defined as the same.

This is improved property, known as 116 Morton Mill Circle, Nashville, Tennessee 37221.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Morton Mill Estates; and including the requirement that all owners of lots in Morton Mill Estates to be members of the Morton Mill Homeowners' Association, Inc., subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments executed by the Grantor and recorded in Book 7546, Page 145, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

3. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Morton Mill Estates, of record as aforesaid.

4. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of Morton Mill Estates) is vested in Morton Mill Homeowners' Association, Inc., for the common enjoyment of all members of said Association, of record in Book 7548, Page 963, said Register's Office.

5. By-Laws of the Morton Mill Homeowners' Association, Inc., of record in Book 7546, Page 154, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his heirs and assigns forever; and it does covenant with the said Grantee(s) that it 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 it does further covenant and bind itself, its successors and/or assigns to warrant and forever defend the title to the said land to the said Grantee(s), his 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.

IN WITNESS WHEREOF, the "Grantor" has caused its name to be affixed hereto by its duly authorized officers on this 31st day of August, 1989.

MORTON MILL,
A TENNESSEE JOINT VENTURE

BY: _____
GEORGE GIANIKAS, Joint Venturer

STATE OF TENNESSEE)
Davidson County)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared GEORGE GIANIKAS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Joint Venturer of MORTON MILL, a Tennessee Joint Venture, and that he as such Joint Venturer, executed the foregoing instrument for the purpose therein contained, by signing the name of the Joint Venture by himself as such Joint Venturer.

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

My Commission Expires: 11/10/91

_____
Notary Public

6307.1.

IDENTIFICATION REFERENCE

SEP 1 2 45 PM '89
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

1116 09/01 0101 03CHECK 419.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7929 PAGE 574

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CASH 125000.00
CON TX 412.50
PRFEE 1.00
MDEED 6.00
TOTAL 419.50
CHECK 419.50

6307.1

IDENTIFICATION REFERENCE

SEP 1 2 45 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

09/01/89 01 14:46 0001 1116

No. 245148