STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 89

Notary Public

MY COMMISSION EXPIRES 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
John W. Loviza, Jr. et ux (NAME)	Sovran Mortgage Corporation (NAME)	3-0-15
2454 Tinnin Road (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	10D-22030
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	

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, Charles E. Wright and his wife, Mary C. Wright

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Loviza, Jr. and his wife, Lynda R. Loviza

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 the 10th, formerly the 20th, Civil District of Davidson County, Tennessee described partly according to a survey made by George W. Watkins, Surveyor, dated October 2, 1958, and partly according to a survey made by R. B. Omohundro, Surveyor, dated January 3, 1960, described as follows:

TRACT NO. I: BEGINNING at a point in the center line of Tinnin Road at the center line of a private road owned by Edwards, being the Southwest corner of a tract of 8.26 acres conveyed to Charles L. Myatt and wife, by deed of record in Book 3030, Page 393, Register's Office for said County; thence with the center line of Tinnin Road; southerly around a slight curve, 230.65 feet to an iron spike and continuing with said Road, South 7 degrees 30 minutes East 103.3 feet to a iron spike and continuing with said Road around a slight curve, 54 feet to a point, the Northwest corner of a tract that was conveyed to James P. Smith and wife, by deed from John W. Dotson and wife, as of record in Book 3072, Page 628, said Register's Office; thence North 73 degrees 40 minutes East 272.5 feet more or less, to Smith's Northeast corner in the center line of Mansker Creek; thence with the center line of said Creek, North 4 degrees West 74 feet to a point; North 8 degrees 30 minutes East 180 feet to a point; North 13 degrees West 94 feet to Myatt's Southeast corner in the center line of said private road; thence along the center of said Road along Myatt's south line, South 82 degrees 30 minutes West 348 feet to the point of BEGINNING.

TRACT NO. II: BEGINNING at a point in the center line of Tinnin Road at a point 387.95 feet from the Southeast corner of a tract of 8.26 acres that was conveyed to Charles L. Myatt and wife, by deed of record in Book 3030, Page 393, Register's Office for said County; thence with the center line of Tinnin

unimproved ( )
This is improved (XX) property, known as 2454 Tinnin Road, (House Number) (Street) Goodlettsville, TN 37072 (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 ti, 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 hands this 31st day of October, 1989

Charles E. Wright

Mary C. Wright

STATE OF TENNESSEE
Davidson County

BOOK 7975 PAGE 278

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Wright and his wife, Mary C. Wright

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 Nashville, Tennessee, this 31st day of October 1989

Commission expires 3-11-93

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), 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 _____.

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

My commission expires _____

Notary Public

0747 FL802 0101 03CHECK 287.50

WARRANTY DEED

FROM

Charles E. Wright

TO

Mary C. Wright

IDENTIF. REFERENCE

John W. Loviza, Jr.

Lynda R. Loviza

7896

NOV 2 4 12 PM '89

FELIX Z. ...
DAVIDSON ...

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

CONTINUATION OF LEGAL DESCRIPTION

Road, southeasterly around a slight curve 100 feet to a point; thence leaving said Road, North 73 degrees, 40 minutes East 272.5 feet to a point in the center of Manker Creek; thence following the meanders of said Creek, North 35 degrees 45 minutes North 44 feet and North 4 degrees West 56 feet, more or less, to the Northeast corner of tract herein conveyed; thence South 73 degrees 40 minutes West 272.5 feet, more or less, to the point of BEGINNING.

Being the same property conveyed to Charles E. Wright, unmarried by deed from Kenneth E. Chilando and wife, Patricia A. Chilando of record in Book 7428, page 432 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

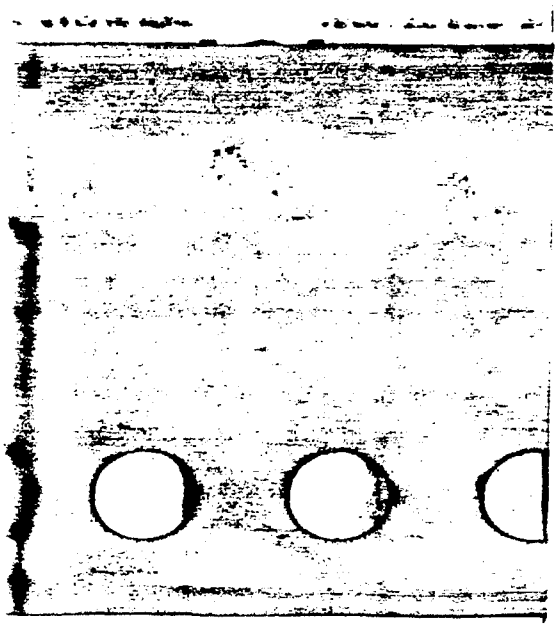
FOR _____

BOOK 7975 PAGE 279

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 85000.00
				CON TX 280.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 287.50
				CHECK 287.50
11/02/89	01			16:13 0001 0747

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

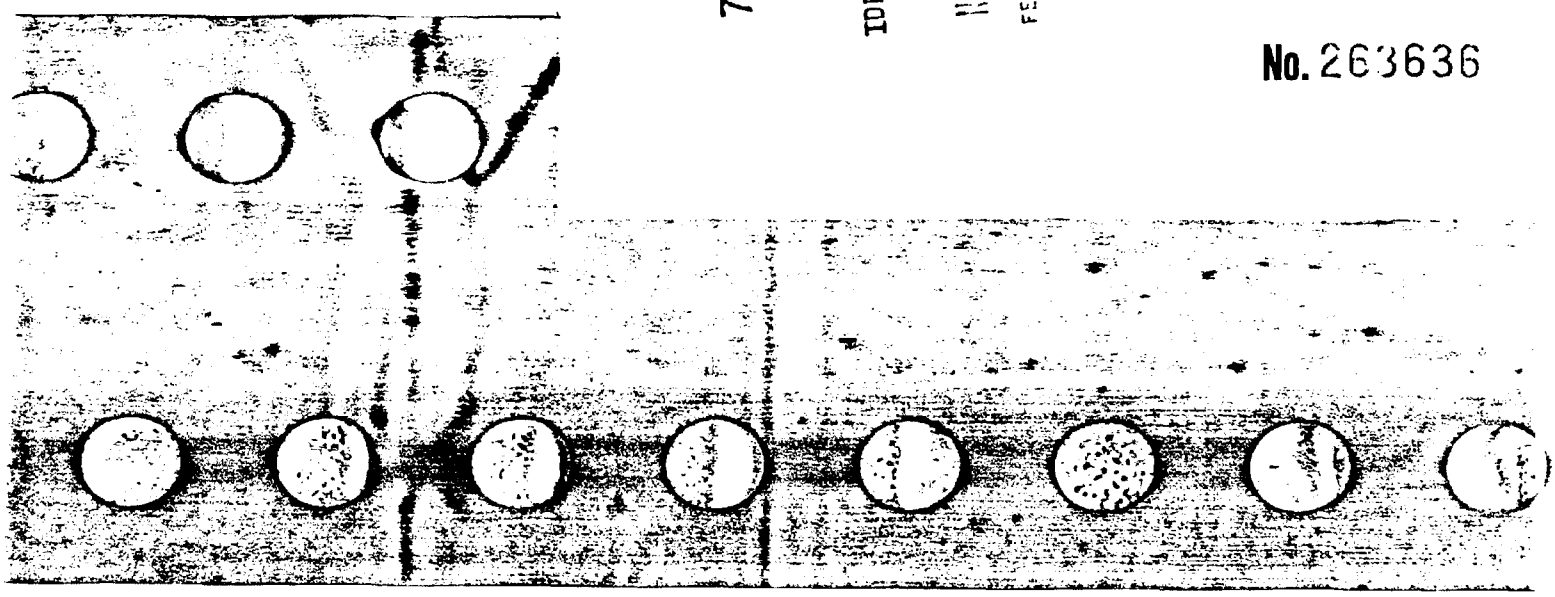


7 8 9 6 2

IDENTIF. REFERENCE

Nov 2 4 12 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.



No. 263636