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GJW 60

This Instrument Prepared By:

THOMAS I. BOTTORFF
Attorney at Law
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Mr. Thomas R. Moneypenny	Sovran Mortgage Corp.	16-11-A 30
372 Huntington Ridge Dr.	P.O.Box 26388	
Nashville, TN 37211	Richmond, VA 23260	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $63,500.00.

Thomas R Moneypenny
Affiant

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

Mary L. Nicklett
Notary Public

My Commission Expires: 10/05/93

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FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JOAN E. HANSEN, unmarried, (hereinafter "GRANTOR"), has bargained and sold, and by these presents does hereby transfer and convey unto THOMAS R. MONEYPENNY, unmarried, (hereinafter "GRANTEE"), his heirs and representatives, the following described real property located in Davidson County, Tennessee, to wit:

Being Unit No. 30 on the Plan of Huntington Ridge Townhouse, as of record in Plat Book 4675, page 9, 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 Joan E. Hansen from Gary Wyatt, an unmarried person, by Deed recorded in Book 6576, page 820, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. Real property taxes for 1990 and subsequent years.

2. Restrictive covenants contained in instrument of record in Book 4729, page 687, and as amended in Book 4889, page 905, Register's Office, Davidson County, Tennessee.

3. Easements, setback lines and notations as shown on the recorded plan of record in Book 4675, page 9, said Register's Office.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs and representatives forever.

AND GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to GRANTEE, his heirs and representatives against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR, has caused these presents to be signed this 31st day of October, 1989.

Joan E. Hansen
JOAN E. HANSEN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joan E. Hansen, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 31st day of October, 1989.

Mary L. Nickerson
Notary Public

My Commission Expires: 10/05/93

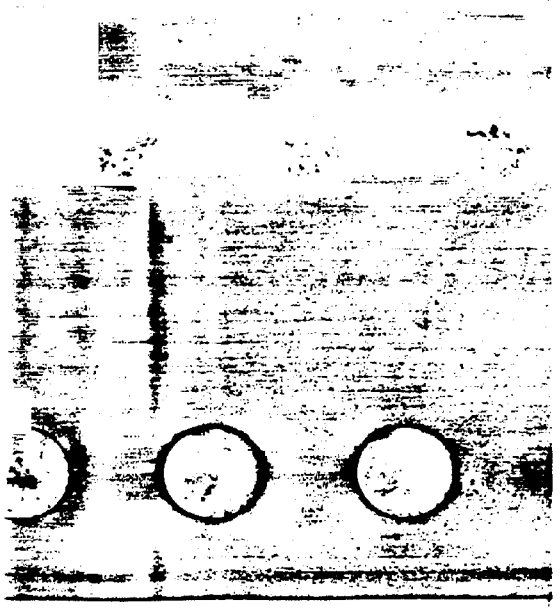
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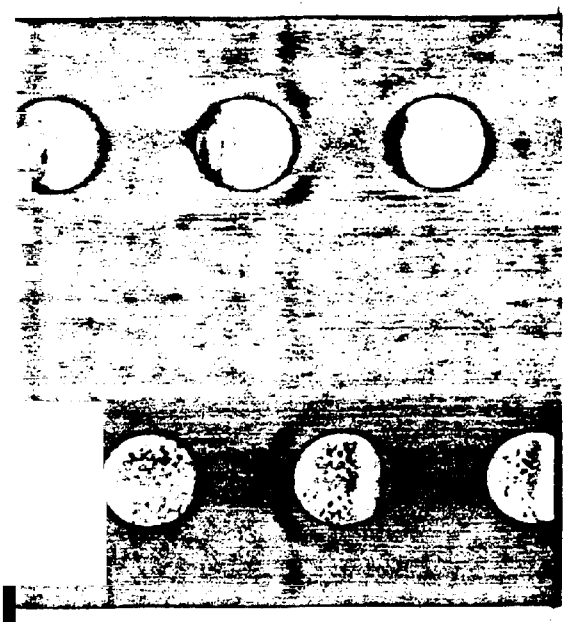
IDENTIF. TREFERENCE

Nov 8 9 22 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

2234 11/08 0101 03CHECK 216.55





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	63500.00
CON TX	209.55
PRFEE	1.00
WDEED	6.00
TOTAL	216.55
CHECK	216.55

11/08/89 01 09:21 0001 2234

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8802216

IDENTIF. REFERENCE

Nov 8 9 22 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 265099