WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 7998 PAGE 141

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICHARD J. SANDERSON (NAME)	SOVRAN MORTGAGE CORPORATION (NAME)	Map 144-15
2004 Kingsbury Drive (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	Parcel 45
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23219 (CITY) (STATE) (ZIP)	F.B. #FH13210

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, ROBERT HILTON WICKHAM and wife, CYNTHIA C. WICKHAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD J. SANDERSON and wife, MARY MARGARET MCDONOUGH

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 33 on the Plan of Hillsboro Park Section II, as of record in Plat Book 2331, pages 61 and 62, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Robert Hilton Wickham and wife, Cynthia C. Wickham by deed from Mary A. Dougherty, a widow of record in Book 7882, Page 455, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 2331, pages 61 and 62, said Register's Office.

86867

IDENTIF. REFERENCE

DEC 5 8 12 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

1651 12/05 0101 03CHECK 997.00

unimproved ( )
This is improved (XX) property, known as 2004 Kingsbury Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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 GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of December, 1989.

Robert Hilton Wickham
ROBERT HILTON WICKHAM

Cynthia C. Wickham
CYNTHIA C. WICKHAM

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT HILTON WICKHAM and wife, CYNTHIA C. WICKHAM with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of December, 19 89.

My commission expires 3/11/91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 1989.

MY COMMISSION EXPIRES: 3/11/91 (AFFIX SEAL)

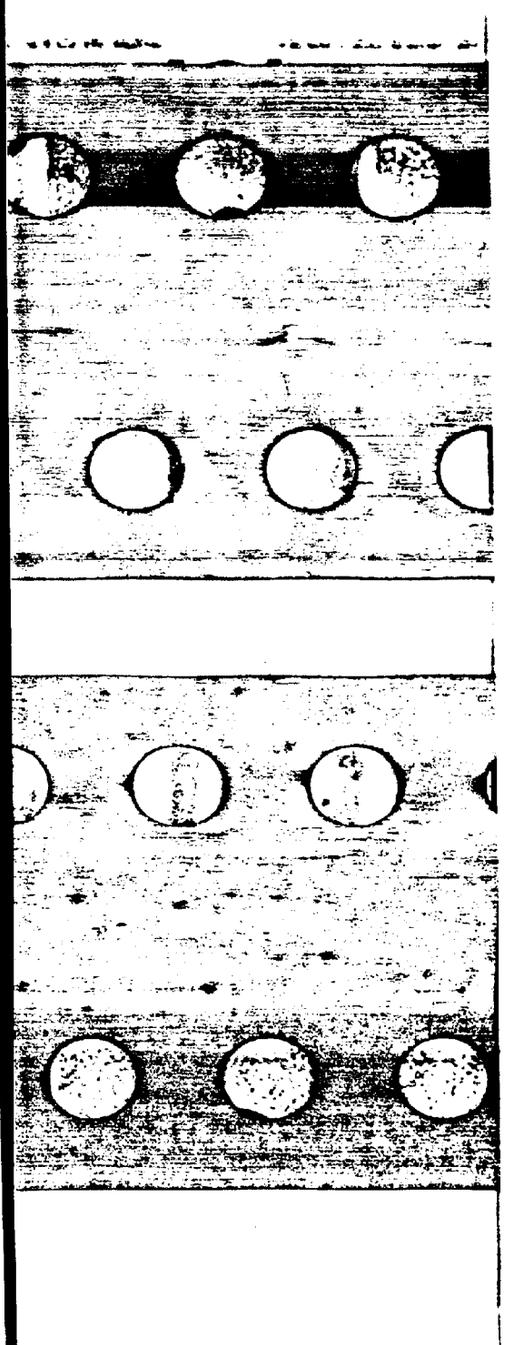
Notary Public

WARRANTY DEED

FROM ROBERT HILTON WICKHAM and wife, CYNTHIA C. WICKHAM

TO RICHARD J. SANDERSON and wife, MARY MARGARET MCDONOUGH

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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 300000.00
CON TX 990.00
PRFEE 1.00
WDEED 6.00
TOTAL 997.00
CHECK 997.00

12/05/89 01 08:12 0001 1651

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86867

IDENTIF. REFERENCE

DEC 5 8 12 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 272861