FILE BOX 38 FILE #9183

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7999 PAGE 407

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ALVIN M. LEE (NAME)	SOVRAN MORTGAGE CORPORATION (NAME)	MAP 145-12
1105 Norfleet Drive (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	PARCEL 35
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23219 (CITY) (STATE) (ZIP)	FB #OH12375

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, FLORENCE B. SPEARS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALVIN M. LEE, unmarried

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. 25 on the Plan of Lakeview Manor, as of record in Plat Book 2133, pages 39 - 41, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edward G. Spears and wife, Florence B. Spears by deed from A. R. Ballard and wife, Joyce H. Ballard of record in Book 3221, page 415, said Register's Office. The said Edward G. Spears has since died.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 2133, pages 39 - 41, said Register's Office.

87241

IDENTIF. REFERENCE

DEC 6 8 12 AM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

2100 12/06 0101 03CHECK 383.20

unimproved ( )
This is improved(XX) property, known as 1105 Norfleet Drive, Nashville, Tennessee 37220

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 30th day of November, 1989

Florence B. Spears
FLORENCE B. SPEARS

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 7999 PAGE 408

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FLORENCE B. SPEARS, unmarried

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of November, 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 Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Alvin M Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 1989.

MY COMMISSION EXPIRES: 3/24/93 (AFFIX SEAL)

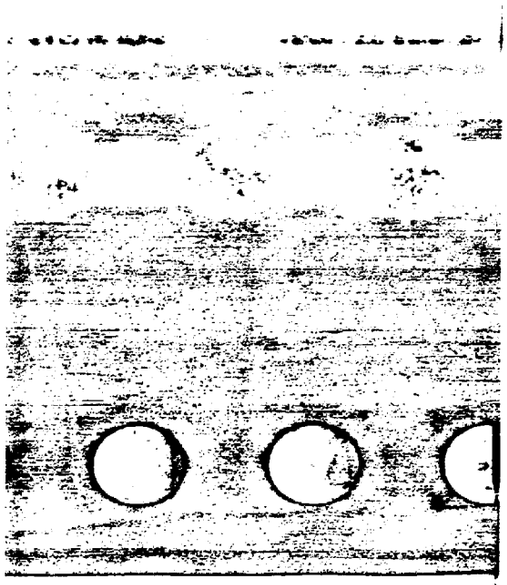
Notary Public

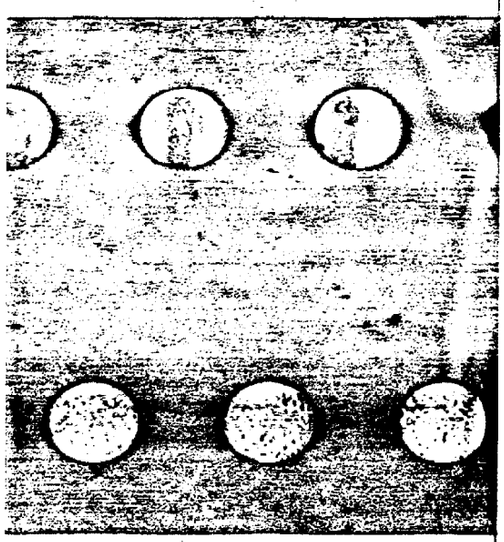
WARRANTY DEED

FROM FLORENCE B. SPEARS, unmarried

TO ALVIN M. LEE, unmarried

PLEASE RETURN TO: FILE BOX 38
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 _____

BOOK 7999 PAGE 409

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 114000.00
CON TX 376.20
PRFEE 1.00
WDEED 6.00
TOTAL 383.20
CHECK 383.20

12/06/89 01 08:12 0001 2100

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87241

IDENTIF. REFERENCE

DEC 6 8 12 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 273298