FILE BOX 8/jcb

BOOK 8006 PAGE 435

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,500.00

Gregory Lee Estes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 1989.

Jill C. Buchanan
Notary Public

MY COMMISSION EXPIRES: 9-25-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

John F. Morreale (NAME) 449 Taft Avenue, Glen Ellyn, Illinois 60137 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Lee Estes (NAME)	Sovran Mortgage Corporation (NAME)	131-11-02300
1304 Belmont Park Court (STREET ADDRESS OR ROUTE NUMBER)	1512 Willow Lawn Drive (STREET ADDRESS)	16DA 29229
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 23230-3479 (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, John M. Ticco, Jr. and Regina Ferrante Ticco, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory Lee Estes

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 DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 46 ON THE PLAN OF SEVEN HILLS, SECTION 1, OF RECORD IN BOOK 2133, PAGES 81 AND 82, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 46 FRONTS 177.1 FEET ON THE BROKEN NORTHERLY MARGIN OF BELMONT PARK COURT AND EXTENDS BACK 180.0 FEET ON THE EASTERLY LINE AND 273.1 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 287.4 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOHN M. TICCO, JR. AND WIFE REGINA FERRANTE TICCO BY DEED FROM JAMES E. POOLE, JR., UNMARRIED OF RECORD IN BOOK 7104, PAGE 228, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

8.9.7.8.7.

IDENTIFICATION REFERENCE

Dec 18 8 58 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

5314 12/18 0101 03CHECK 417.85

This is unimproved ( ) improved (XX) property, known as 1304 (House Number) Belmont Park Court (Street) Nashville (P. O. Address) 37215 (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 it, 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 their hands this 7th day of August, 1989

X John M. Ticco, Jr.
John M. Ticco, Jr.

X Regina Ferrante Ticco
Regina Ferrante Ticco

#29100

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, Linda S. Pearson, a Notary Public in and for said County and State, the within named John M. Ticco, Jr. and Regina Ferrante Ticco, husband and wife

the bargainorS, 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 7th day of August 19 89

Commission expires May 20, 1992

Linda S. Pearson
Notary Public

STATE OF TENNESSEE }
_____ County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, 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

WARRANTY DEED

FROM

JOHN M. TICCO, JR., AND WIFE,

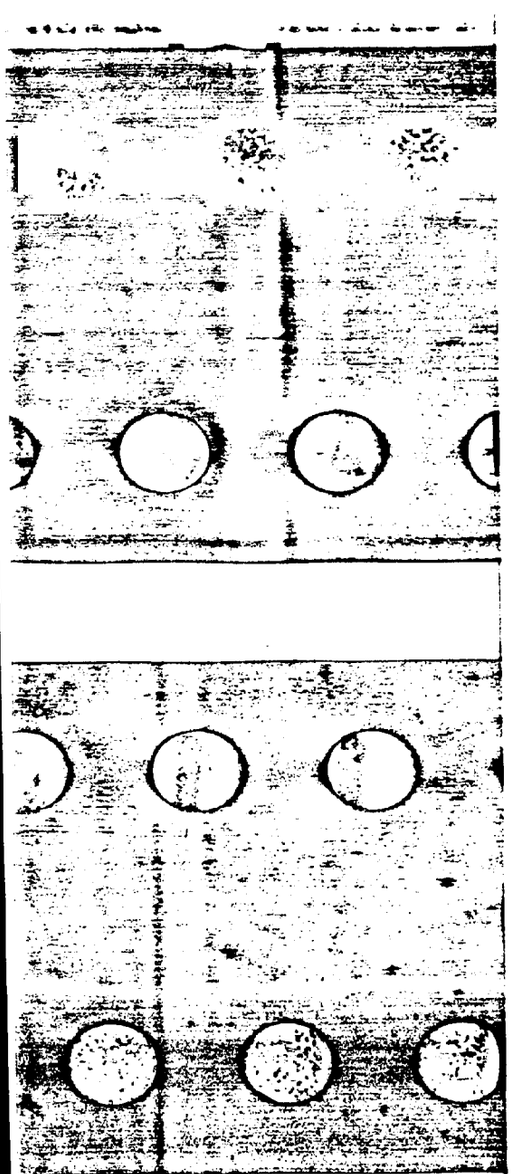
REGINA FERRANTE TICCO

TO

GREGORY LEE ESTES

TN 28923

File Box 87JCD



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 124500.00
CON TX 410.85
PRFEE 1.00
WDEED 6.00
TOTAL 417.85
CHECK 417.85

12/18/89 01 09:04 0001 5314

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.9.7.8.7.

IDENTIFICATION REFERENCE

DEC 18 8 58 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 276472