THIS INSTRUMENT PREPARED BY:
Williams & Smith
1100 L&C Tower
P.O. Box 3079
Nashville, TN 37219-0079

BOOK 8007 PAGE 578

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Leonard L. Moseley and Channie Marie Dickerson 2018 15th Avenue North Nashville, TN 37208	Sovran Mortgage Corp. 201 East Cary St. Richmond, VA 23219	Map # 81.07 Parcel # 52

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, L.H. HARDAWAY, JR., Executor of the Estate of L.H. Hardaway, Sr., does hereby transfer and convey unto LEONARD L. MOSELEY, unmarried, and CHANNIE MARIE DICKERSON, unmarried, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 10 on the Plan of A.Y. Stevens' Subdivision of Lot No. 16, Owens' Buena Vista Plan, as of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the Easterly side of 15th Avenue North, formerly Webster Street, and runs back between parallel lines 135 feet to an alley.

Being the same property conveyed to L.H. Hardaway, Sr. by deed from James D. Bass, Trustee, of record in Book 7214, Page 636, Register's Office for Davidson County, Tennessee. The said L.H. Hardaway, Sr. has since died leaving a Last Will and Testament of record in Will Book 166, Page 381, Probate Court Clerk's Office of Davidson County, Tennessee appointing L.H. Hardaway, Jr. Executor. The undersigned Kelly Sloan, Trustee is the duly qualified Trustee under the Last Will and Testament of L.H. Hardaway, Sr. and joins in this conveyance for purposes of conveying any interest the trust may have in the subject property.

This is improved real property known as 2018 15th Avenue North, Nashville, Tennessee, 37208.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said LEONARD L. MOSELEY and CHANNIE MARIE DICKERSON, their heirs, successors and assigns forever.

The undersigned covenants with the said LEONARD L. MOSELEY and CHANNIE MARIE DICKERSON, that he is lawfully seized and possessed of said real property in fee simple; has the good right to convey it and the same is unencumbered.

Except as stated above, the undersigned does further covenant and bind himself, and his heirs, successors and assigns to warrant and forever defend the title to said land to the said LEONARD L. MOSELEY and CHANNIE MARIE DICKERSON, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

Kerry Sloan, Trustee under the Last Will and Testament of L.H. Hardaway, Sr. joins in the conveyance for purpose of conveying any interest he may have in the subject property in his capacity as Trustee but no further or otherwise.

IN WITNESS WHEREOF, the undersigned have executed this 18th day of December, 1989.

L.H. Hardaway, Jr. by Executor
L.H. HARDAWAY, JR., Executor of the estate of L.H. Hardaway, Sr.

Kerry P. Sloan - Trustee
KERRY SLOAN, Trustee under the Last Will and Testament of L.H. Hardaway, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Beverly C Henderson a Notary Public in and for the State and County, the within named L.H. HARDAWAY, JR., Executor of the estate of L.H. Hardaway, Sr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of December, 1989.

Beverly C Henderson
NOTARY PUBLIC

My Commission Expires: 3/14/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, AMANDA L. FORMOSA a Notary Public in and for the State and County, the within named KERRY SLOAN, Trustee under the Last Will and Testament of L.H. Hardaway, Sr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of December, 1989.

Amanda L. Formosa
NOTARY PUBLIC

My Commission Expires: 7/24/91

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $26,000.00.

Leonard L. Moseley
LEONARD L. MOSELEY

Sworn to and subscribed before me this 18th day of December, 1989.

Elizabeth Barnard
NOTARY PUBLIC

My Commission Expires: 3/11/90

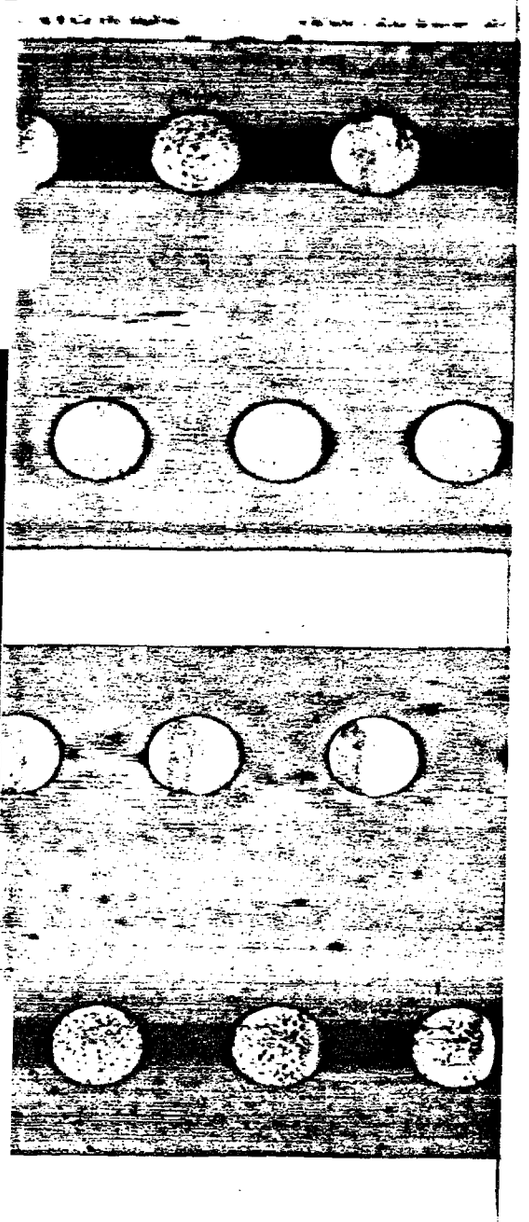
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90223

IDENTIFICATION REFERENCE

Dec 19 9 35 AM '89

DAVIDSON COUNTY, TN



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 26000.00
CON TX 85.80
PRFEE 1.00
WDEED 9.00
TOTAL 95.80
CHECK 95.80

12/19/89 01 02:35 0001 5892

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90223.

IDENTIFICATION REFERENCE

DEC 19 9 35 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 277043