BOOK 8014 PAGE 865

STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 19 89

Notary Public

MY COMMISSION EXPIRES December 29, 1990

(AFFIX SEAL)

KATHRYN BROWN, REG.
SUMNER COUNTY, TENN.
RECORDING
STATE TAX $
REG. FEE $
TOTAL $
REC. NO.

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GREGORY L. LUKEN	SOVRAN MORTGAGE CORPORATION	11D-70100
(NAME) 1523 Riverside Drive	(NAME) 512 WILLOW LAWN DRIVE	51-8-64
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37206	(STREET ADDRESS) RICHMOND, VIRGINIA 23230-3479	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, ELWANDA RALPH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GREGORY L. LUKEN

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 13 AND THE WESTERLY 1/2 OF LOT 14 ON THE PLAN OF POWER AND ROTH'S MADISON PARK SUBDIVISION, BLOCK I, OF RECORD IN PLAT BOOK 843, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO ELWANDA RALPH BY DEED OF RECORD IN BOOK 6530, PAGE 165, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

AS PART OF THE CONSIDERATION HEREFORE IS THE GRANTEE'S ASSUMPTION OF THE DEED OF TRUST OF RECORD IN BOOK 5447, PAGE 164, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND UNPAID BALANCE OF THE NOTE THEREBY SECURED IN THE ORIGINAL PRINCIPAL AMOUNT OF $33,200.00, NOW PAYABLE TO SOVRAN MORTGAGE CORPORATION, WHICH INDEBTEDNESS GREGORY L. LUKEN HEREBY ASSUME AND AGREE TO PAY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SAID NOTE AND DEED OF TRUST.

CLAUDE RALPH, SPOUSE OF ELWANDA RALPH, JOINS IN THIS CONVEYANCE FOR THE EXPRESS PURPOSE OF CONVEYING ANY AND ALL OF HIS RIGHT TITLE AND INTEREST, INCLUDING ALL MARITAL AND HOMESTEAD RIGHTS, IN AND TO THE WITHIN DESCRIBED PROPERTY UNTO GREGORY L. LUKEN.

This is improved X unimproved property, known as 226 EMMITT AVENUE , MADISON , TN , 37115
(House Number) (Street) (P O Address) (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 my hand this 18th day of December, 19 89

ELWANDA RALPH: Elwanda Ralph

CLAUDE RALPH : Claude Ralph

BOOK 8014 PAGE 866

STATE OF TENNESSEE
County of SUMNER
Personally appeared before me, ELWANDA RALPH AND HUSBAND CLAUDE RALPH

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

Witness my hand, at office, this 18th day of December, 1989

Commission expires December 29, 1990

W. K. GEORGAS, JR. Notary Public

CLORGAS JR. NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
County of
Personally appeared before me,

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

Commission expires

Notary Public

92701

IDENTIFICATION REFERENCE

Dec 29 11 31 AM '89

DAVIDSON COUNTY, TN

8849 12/29 0101 03CHECK 139.00

WARRANTY DEED

FROM

ELWANDA RALPH

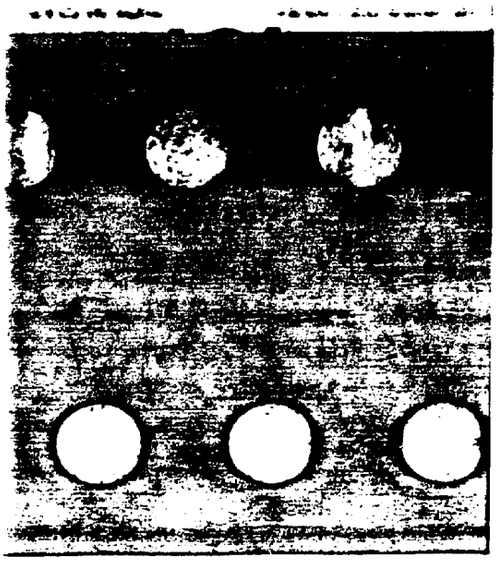
TO

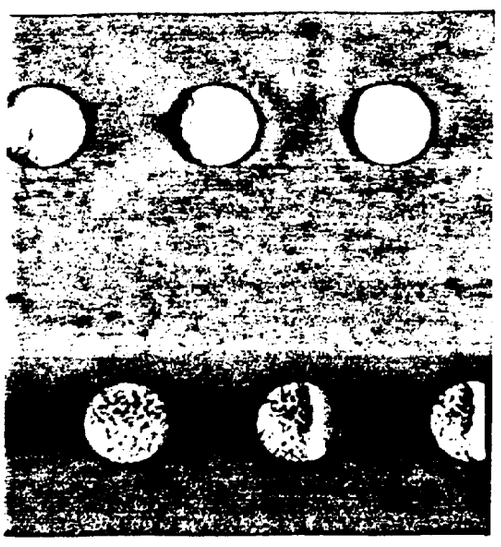
GREGORY L. LUKEN

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 8014 PAGE 867

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	40000.00
CON TX	132.00
PRFEE	1.00
WDEED	6.00
TOTAL	139.00
CHECK	139.00

12/29/89 01 11:31 0001 8849

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92701

IDENTIFI REFERENCE

DEC 29 11 31 AM '89

DAVIDSON COUNTY, TN

No. 273357