FILE COPY 3

BOOK 8016 PAGE 371

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,300.00

Subscribed and sworn to before me this the 29 day of December, 1989

My Commission Expires Jan. 21, 1990

My commission expires: January 21, 1990
(Affix Seal)

Affiant

Notary Public

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 9B14466
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
April D. Philpot	SOVRAN MORTGAGE CORPORATION
227 37th Avenue North (STREET ADDRESS)	201 East Cary Street (STREET ADDRESS)
Nashville, TN 37209 (CITY STATE ZIP)	Richmond, VA 23231 (CITY STATE ZIP)

MAP & PARCEL NO 92-13-A 4

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, J. Turner Talley and wife, Teresa A. Talley

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO April D. Philpot, Unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Unit Number 4 of Sylvan Square Condominiums, a horizontal property regime established by Master Deed of record in Book 7334 at page 498, the Plat of which is of record in Plat Book 5190 at page 288, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to J. Turner Talley by Deed of record in Book 7706 page 286, Register's office for said County.

This conveyance is subject to taxes for the year 1990 and subsequent years, easements and restrictive covenants of record.

93144

IDENTIFICATION REFERENCE

JAN 2 12 12 PM '90

REGISTER OF DEEDS DAVIDSON COUNTY, TN

9312 01/02 0101 03CHECK 196.09

THIS IS _____ IMPROVED PROPERTY KNOWN AS 227 37th Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 29 day of December, 19 89

J. Turner Talley

Teresa A. Talley

State of Tennessee
County of Williamson

BOOK 8016 PAGE 372

On this 29 day of December, 19 89, before me personally appeared J. Turner Talley and wife, Teresa A. Talley to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

January 21, 1990

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public
Brent A. Campbell

State of Tennessee
County of

My Commission Expires Jan. 21, 1990

On this 29 day of December, 19 89, before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

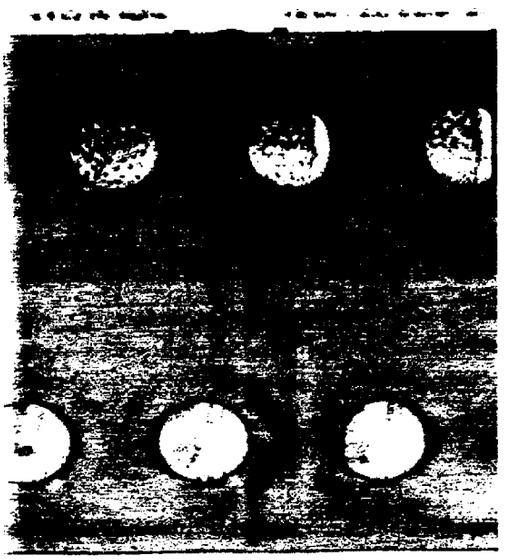
Witness my hand and official seal.
My Commission expires:

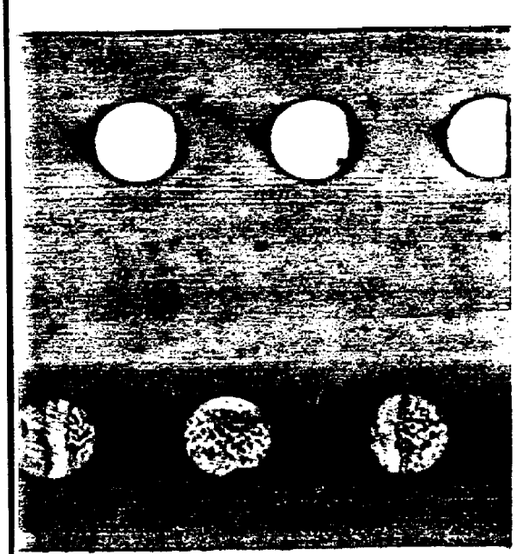
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8016 PAGE 373

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 57300.00
				CON TX 189.09
				PRFEE 1.00
				WDEED 6.00
				TOTAL 196.09
				CHECK 196.09
			01/02/90 01	12:12 0001 9312

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93144

IDENTIFICATION REFERENCE

JAN 2 12 12 PM '90

DAVIDSON COUNTY, TN

No. 280475