This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
GAYLE T. MOYER, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:
Sovran Mortgage Corporation
201 East Cary Street
Richmond, Virginia 23219-3736

NAME OF MORTGAGEE:
Sovran Mortgage Corporation

ADDRESS NEW OWNERS:
Tony H. Taylor and Kelen F. Taylor
7036 Burchett Road
Antioch, Tennessee 37013

MAP 186, GROUP ___, PARCEL 23

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY SEVEN THOUSAND ($87,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, ZELLA NICKENS, have this day bargained and sold and does hereby transfer and convey unto TONY H. TAYLOR AND WIFE, KELEN F. TAYLOR, their heirs and assigns, the following described property:

The following described tract or parcel of land, situated in Davidson County, Tennessee, to-wit:

Being Lot No. 1 on the Plan of Ozburn Subdivision, of record in Book 6250, page 736, Register's Office of Davidson County, Tennessee, as follows:

Said Lot No. 1 fronts 64.60 feet and 162.68 feet on the northerly margin of Burkett Road; and extends back between unparallel lines, the westerly line measuring 870.04 feet, the easterly line measuring 861.44 feet; to a rear line which measures 244.87 feet thereon.

Being the same property conveyed to Clyde Bowen by warranty deed of John W. Ozburn and wife, Carrie Stephens Ozburn of record in Book 6737, page 331, Register's Office of Davidson County, Tennessee. By Quitclaim deed of record in Book 6981, page 41, said Register's Office, Clyde Bowen conveyed caption property to Clyde Bowen and Zella Nickens, as tenants in common with the right of survivorship. Clyde Bowen is deceased and said property vested in Zella Nickens as the survivor.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Tony H. Taylor and wife, Kelen F. Taylor, their heirs and assigns, forever.

AND GRANTOR COVENANTS with the said Tony H. Taylor and wife, Kelen F. Taylor, that she is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. Matters appearing on the Plan of Ozburn Subdivision, of record in Book 6250, page 736, said Register's Office, including the following: (a) 20 ft. drainage easement which runs through the central portion of subject property.

2. Survey of John Kohl dated December 12, 1989 shows fence encroaching into the right-of-way of Burkett Road lying along the southerly boundary line of subject property.

AND GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to said property, to the said Tony H. Taylor and wife, Kelen F. Taylor, their heirs and assigns, against the lawful claims of all persons, whomsoever.

And I, Roy Nickens, husband of Zella Nickens, do hereby join in the provisions of this instrument for the purpose of transferring and quitclaiming unto the said Tony H. Taylor and wife, Kelen F. Taylor, any and all right, title and interest that I might have in the foregoing described property by reason of my marital status, or otherwise.

Possession of subject property will be given on or before seven (7) days from the date hereof.

Witness our hands on this the 29th day of December, 1989.

93266

IDENTIFICATION REFERENCE

JAN 2 3 04 PM '90

DAVIDSON COUNTY, TN

RUSH

Zella Nickens
ZELLA NICKENS

Roy Nickens
ROY NICKENS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Zella Nickens and husband, Roy Nickens, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 29th day of December, 1989.

(SEAL)

Gayle T. Voyer
Notary Public

GAYLE T. VOYER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
4-23-91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $87,000.00.

Tony H. Taylor

Sworn to and subscribed to before me, on this the 29th day of December, 1989.

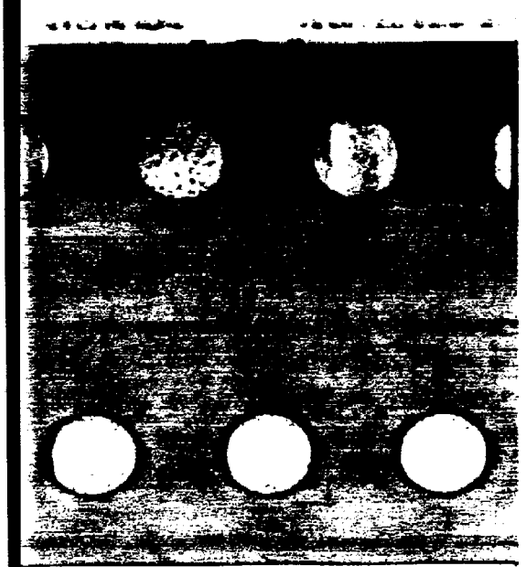
(SEAL)

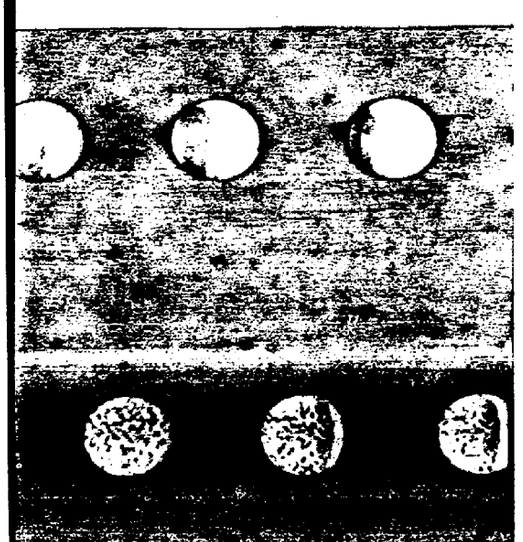
Gayle T. Voyer
Notary Public

GAYLE T. VOYER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
4-23-9

294-19





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8016 PAGE 787

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

DAMT 87000.00
DAMT 87000.00
CON TX 287.10
PRFEE 1.00
MDEED 6.00
TOTAL 294.10
CHECK 294.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/02/90 01 15:05 0001 9454

93266

IDENTIFICATION REFERENCE

JAN 2 3 04 PM '90

DAVIDSON COUNTY, TN

No. 238616