THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00260955
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald A. Ortiz (NAME)	Sovran Mortgage Corp. (NAME)	MAP 144
6011 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	1512 Willow Lawn Drive (STREET ADDRESS)	PARCEL 23
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Richmond, VA 23230 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by Ronald A. Ortiz and wife, Lucy G. Ortiz and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

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Hal B. Johnson and wife, Dona D. Johnson

have this day bargained and sold, and do hereby transfer and convey unto the said Ronald A. Ortiz and wife, Lucy G. Ortiz

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows.

Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 16 on the Plan of Bransford Realty Company's Forest Hills Subdivision, of record in Book 547, page 140, Register's Office for Davidson County, Tennessee, and described according to an unregistered copy of a survey thereof made by Hickerson-Miller, Engineers-Surveyors, July 10, 1960, as follows:

Said part of said Lot fronts 200 feet on the northwesterly side of Hillsboro Road and runs back between parallel lines, 655 feet, to a dead line.

Being the same property conveyed to Hal B. Johnson and wife, Dona D. Johnson by deed from Donald U. Bathrick, Jr. and wife, Grace S. Bathrick, of record in Book 6219, page 853, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 265,700.00

Subscribed and sworn to before me this the 8th *day of* January *19* 90

My commission expires: 2-5-1992 *(Affix Seal)*

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 6011 Hillsboro Road, Nashville, TN 37215
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Granted their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 8th *day of* January *19* 90*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Hal B. Johnson

Dona D. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Hal B. Johnson and wife, Dona D. Johnson

the within named bargainor s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee,*
this 8th *day of* January, *19* 90

Commission expires 2-5-1996 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____,
this _____ *day of* _____, *19*____

_____ Notary Public

Commission expires _____

96034

IDENTIFICATION REFERENCE

JAN 12 12 09 PM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

2742 01/12 0101 03CHECK 883.81

WARRANTY DEED

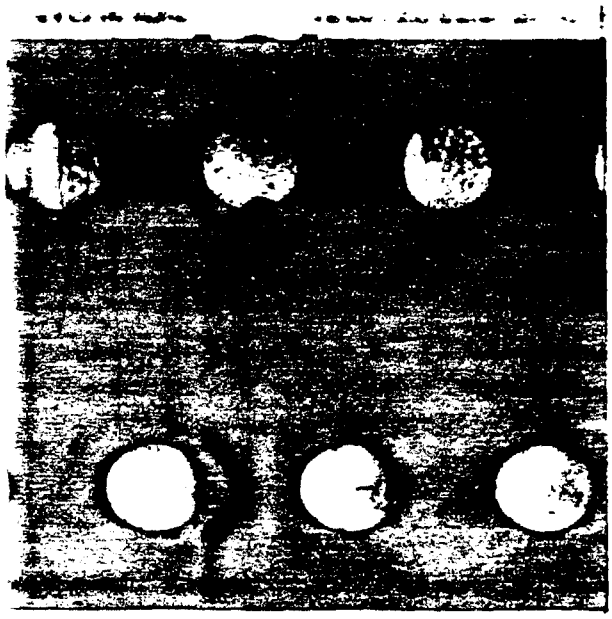
FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

THIS DOCUMENT PREPARED BY:

APPLICATION # 273404



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

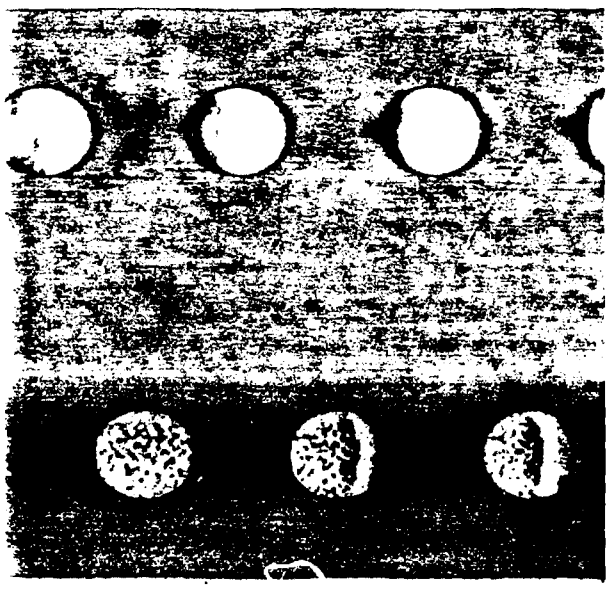
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 265700.00
CON TX 876.81
PRFEE 1.00
WDEED 6.00
TOTAL 883.81
CHECK 883.81

01/12/90 01 12:09 0001 2742

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96034

IDENTIFI REFERENCE

JAN 12 12 09 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 283857