THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

Mail

IDENTIFICATION REFERENCE

JAN 19 3 47 PM 1988

DAVIDSON COUNTY, TN.

9.7.5.8.8.

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Geraldine Fletcher 2005 26th Avenue North Nashville, TN 37208	Sovran Mortgage Corp. 201 East Cary Street P.O. Box 26388 Richmond, Virginia 23260	Map # 81.06 Parcel # 203

BOOK 8029 PAGE 158

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of ohich is hereby acknowledged, the undersigned, ALVIN SINGH and wife, BARBRA SINGH and JAMES E. ROBINSON and wife, QUEEN O. ROBINSON, do hereby transfer and convey unto GERALDINE Y. FLETCHER, UNMARRIED, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 11 on the Map of Cumberland Gardens, Section Four, of record in book 3106, Page 24, Register's Office for said County.

SAID Lot No. 11 fronts 51.0 feet on the westerly side of 26th Avenue, North, and extends back between lines, 160.0 feet on the northerly side and 160.0 feet on the southerly side to a line in the rear on which it measures 50.4 feet.

BEING the same property conveyed to Alvin Singh, Barbra Singh, James Robinson, and Queen Robinson by Quitclaim Deed from Ronald K. Nevin, Trustee, of record in Book 7770, Page 433, Register's Office for Davidson County, Tennessee.

This is improved real property known as 2005 26th 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 GERALDINE Y. FLETCHER, her heirs, successors and assigns forever.

The undersigned covenant with the said GERALDINE Y. FLETCHER, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Matters set forth on the Plan of record in Book 3106, Page 24, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants of record in Book 3223, Page 27, Register's Office for Davidson County, Tennessee.

The undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said GERALDINE Y. FLETCHER, her heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 19th day of January, 1990.

ALVIN SINGH

BARBRA SINGH

JAMES E. ROBINSON

QUEEN O. ROBINSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Warren Mary Smith, a Notary Public in and for said State and County, ALVIN SINGH and wife, BARBRA SINGH, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of January, 1990.

NOTARY PUBLIC

My Commission Expires: 3-11-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Warren Mary Smith, a Notary Public in and for said State and County, JAMES E. ROBINSON and wife, QUEEN O. ROBINSON, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of January, 1990.

NOTARY PUBLIC

My Commission Expires: 3-11-94

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $53,000.00.

GERALDINE Y. FLETCHER

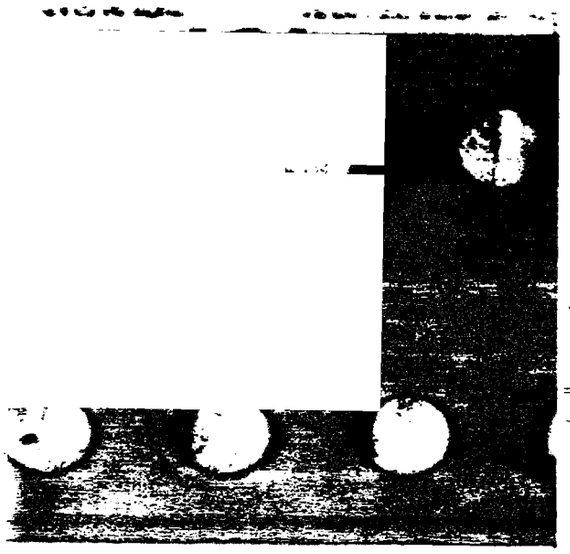
Sworn to and subscribed before me this 19th day of January, 1990.

NOTARY PUBLIC

My Commission Expires: 3-11-94

1563 01/19/90 0101 03CHECK 181.90

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



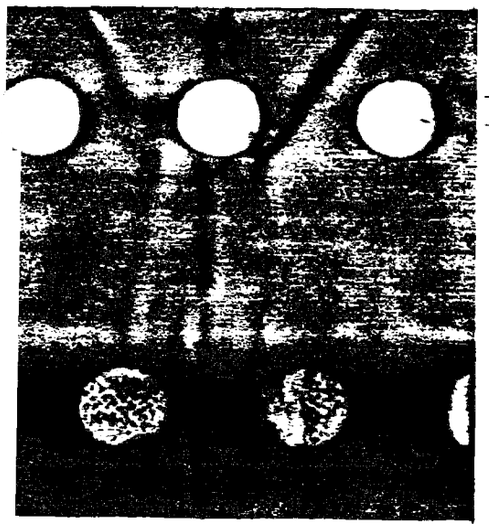
RECEIVED OF _____

FOR _____

BOOK 8029 PAGE 160

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	53000.00
			CON TX	174.90
			PRFEE	1.00
			WDEED	6.00
			TOTAL	181.90
			CHECK	181.90
01/19/90	01		15:47 0001	4568



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.7.5 8.8.

IDENTIFI REFERENCE

JAN 19 3 47 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 285660