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File in Box # 14

FORM NO. WD-1

G#6254

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,300.00

Kathy L. Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF February, 1990.

Rhonda J. Patterson
Notary Public

MY COMMISSION EXPIRES: 4-25-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church St., 13th Floor, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KATHY L. SIMMONS (NAME)	MORTGAGEE SOVRAN MORTGAGE CORPORATION (NAME)	Map 103-08B
304 Sloan Road (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	Parcel 304.00
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23219-3736 (CITY) (STATE) (ZIP)	FB# 25W-12203

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, EDDY BROWN, Successor Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHY L. SIMMONS, unmarried

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 304, Parklane Condominiums, Phase V, Exhibit "B" to Master Deed of record in Book 7896, page 710, amended in Book 7937, page 67 Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Eddy Brown, Successor Trustee, with full power to sell, transfer, convey and encumber without the joinder of beneficiary by deed from J. M. Grissim, Trustee, with full power to sell, transfer, convey and encumber without the joinder of beneficiary of record in Book 7456, page 759, said Register's Office.

This conveyance is made subject to the following:
The Plan of record in Book 7896, page 710, amended in Book 7937, page 67 shown as Exhibit "B" to Master Deed, shows an Owner's Certificate, and certain easements and setback lines.

The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed

SEE REVERSE SIDE FOR CONTINUATION

This is unimproved ( ) improved (XX) property, known as 304 Sloan Road, Nashville, TN 37209
(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 his hand this 28th day of February, 19 90

Eddy L. Brown, Trustee
EDDY BROWN, Successor Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDDY BROWN, Successor Trustee

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

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 19 90.

Rhonda J. White Notary Public

Commission Expires 9-25-93

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____

9109 03/02 0101 03CHECK 205.9

WARRANTY DEED

FROM
EDDY BROWN, Successor Trustee

TO
KATHY L. SIMMONS, unmarried

*CONTINUATION

establishing a Horizontal Property Regime of Parklane Condominiums, Phase V, as of record in Book 7896, page 710, amended in Book 7937, page 67 said Register's Office; By-Laws of record in Book 7376, page 580, said Register's Office.

Subject to an unrecorded lease as contained in Deed of Exchange from L. Douglas Haury and wife, Evelyn C. Haury in Book 7088, page 367, said Register's Office, dated December 31, 1986.

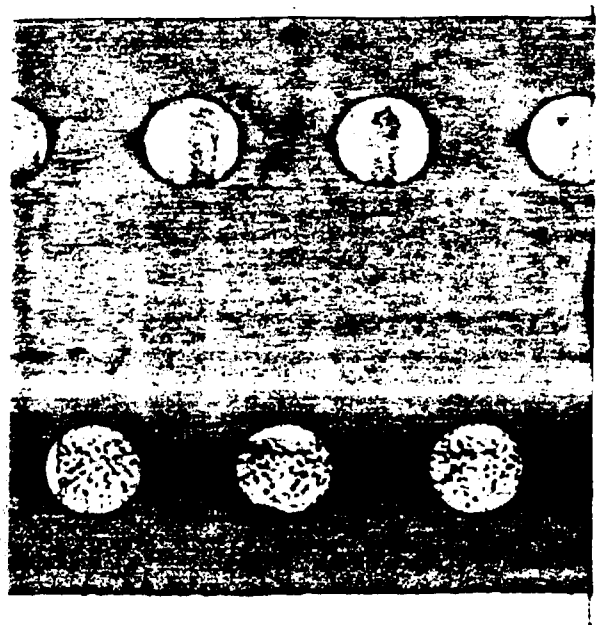
079841

IDENTIF. REFERENCE

MAR 2 3 04 PM '90

DAVIDSON COUNTY TN.





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 60300.00
CON TX 198.99
PRFEE 1.00
WDEED 6.00
TOTAL 205.99
CHECK 205.99

03/02/90 01 15:02 0001 9109

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07984

IDENTIF. REFERENCE

MAR 2 3 04 PM '90

DAVIDSON COUNTY TN.

No. 297620