Loan #723893
G# 260

BOOK 8074 PAGE 446

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,087.04

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 1990.

Notary Public

MY COMMISSION EXPIRES: 3/23/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, 13th Floor, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe E. Nugent (NAME)	Sovran Mortgage Corporation (NAME)	26-7-9
112 Champney Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 26388 (STREET ADDRESS)	GD-20408
Goodlettsville, Tennessee 37072 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23260-6388 (CITY) (STATE) (ZIP)	

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, Eric R. Allison and wife, Karen Lee Wilkinson Allison

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe E. Nugent and wife, Kebel O. Nugent

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:

Land in Davidson County, Tennessee, being Lot No. 54, Resubdivision of Windsor Green, Lots 49 thru 72, Phase One, Section Two, of record in Plat Book 6200, page 349, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 25.50 feet on the westerly margin of Champney Court and extends back between parallel lines which measure 97.50 feet to a dead line in the rear measuring 25.50 feet thereon.

Being the same property conveyed to Eric R. Allison, unmarried and Karen Lee Wilkinson, unmarried by deed from Randall Phillips Builders, Inc. as of record in Book 7137, page 100, said Register's Office. The said Eric R. Allison and Karen Lee Wilkinson (now Allison) quitclaim for the express purpose of making a reconveyance to create a fee simple tenancy by the entirety to Eric R. Allison and wife, Karen Lee Wilkinson Allison of record in Book 7168, page 343, said Register's Office.

This conveyance is made subject to the following:
The Plan of record in Book 6200, page 349, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Champney Court, a 20 foot public utility easement on the front lot line, and a 10 foot public utility and drainage easement on the rear lot line.
SEE REVERSE SIDE FOR CONTINUATION

This is unimproved ( ) improved (XX) property, known as 112 Champney Court, Goodlettsville, Tennessee 37072
(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 seised 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 their hand s this 27th day of March, 19 90

Eric R. Allison

Karen Lee Wilkinson Allison

Eric R. Allison

Karen Lee Wilkinson Allison

[redacted]

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named ~~Eric R. Allison and wife, Karen Lee~~ Wilkinson Allison

the 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 27th day of March, 19~~90~~.

Commission Expires 3/27/93

Notary Public

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___.

Commission Expires _____

Notary Public

WARRANTY DEED

FROM: Eric R. Allison and wife, Karen Lee Wilkinson Allison

TO: Joe E. Nugent and wife, Kebel O. Nugent

14172

IDENTIF. REFERENCE

MAR 28 1 33 PM '90

DAVIDSON COUNTY

5437 03/28 0101 03CHECK 211.93

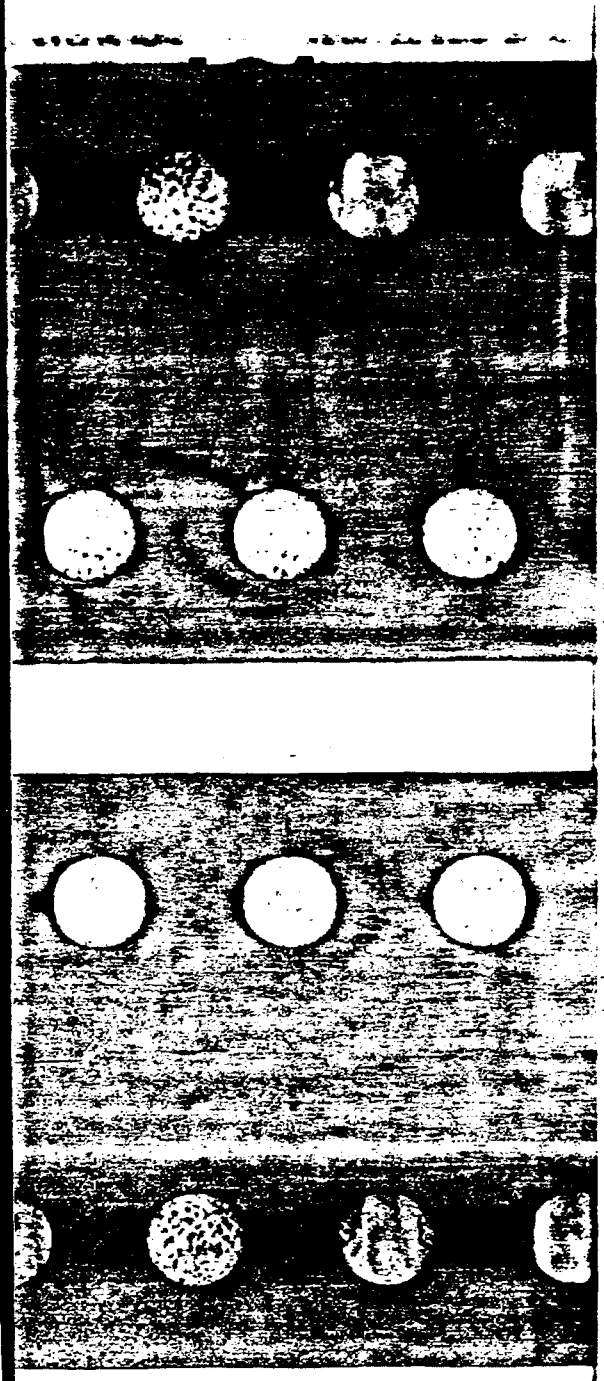
Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

*CONTINUATION

The grantees hereby agree to assume the balance owing on a promissory note secured by a Deed of Trust to Commerce Union Bank of record in Book 7137, page 103, said Register's Office.

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6406, page 929, said Register's Office. Dedication of Common areas to Windsor Green Homeowner's Association, Phase I and Phase II, of record in Book 7864, page 369, said Register's Office. Register's Office.

Installation and maintenance of water line easement to Madison Suburban Utility District of record in Book 4377, page 94, and Book 6636, page 824, said Register's Office.



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 62087.04
CON TX 204.93
PRFEE 1.00
MDEED 6.00
TOTAL 211.93
CHECK 211.93

03/28/90 01 13:32 0001 6437

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14172

IDENTIF. REFERENCE

MAR 28 1 33 PM '90

DAVIDSON COUNTY TN.

No. 304855