car2660/ln:3/29/90
JHE005-001

Tele Doc 6 cm

FROM: JOHN G. TEMPLETON AND WIFE, JANET E. TRENT (NOW TEMPLETON)

TO: KIM CANFIELD EVERS

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS SUITE 1200, ONE COMMERCE PLACE NASHVILLE, TENNESSEE 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Kim Canfield Evers	Sovran Mtg. Corp.	Map 104-5
3617 Westbrook Ave.	P.O. Box 26388	Parcel 241
Nashville, Tn. 37205	Richmond, Virginia 23260-6388	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $97,500.00.

Kim Canfield Evers
Affiant

Subscribed and sworn to before me, this the 29th day of March, 1990.

Carol R [illegible]
Notary Public

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, John G. Templeton and wife, Janet E. Trent (now Templeton), hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Kim Canfield Evers, hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 3617 Westbrook Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 29th day of March, 1990.

John G. Templeton

Janet E. Trent Templeton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John G. Templeton and wife, Janet E. Trent Templeton, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29th day of March, 1990.

Carol R. Lewis
NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 470 on the plan of Richland Realty Company's Division "C", of record in Book 421, page 31, Register's Office for said County, and being described according to a survey by John Kohl & Company, P.C., Tennessee No. 100, dated June 29, 1987, as follows:

Said Lot No. 470 fronts 60 feet on the southerly margin of Westbrook Avenue and extends back 170 feet more or less on the westerly line and 177 feet more or less on the easterly line to an alley in the rear, measuring 60 feet thereon.

Being the same property conveyed to John G. Templeton and Janet E. Trent, both unmarried by Warranty Deed from Frances J. Ambrose and Albert E. Ambrose, Jr., her husband, of record in Book 7306, page 686, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1990 Metropolitan Government taxes.

2. The Mortgage Loan Inspection of John Kohl & Company, P.C. dated March 21, 1990, bearing File No. 65040-E130, discloses that property is served by a shared gravel drive.

14612

IDENTIF. REFERENCE

MAR 29 3 42 PM '90

DAVIDSON COUNTY

6947 03/29 0101 03CHECK 331.75



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

RECEIVED OF _____

FOR _____

BOOK 8076 PAGE 245



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

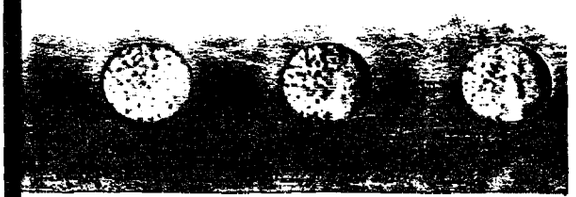
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 97500.00
CON TX 321.75
PRFEE 1.00
WDEED 9.00
TOTAL 331.75
CHECK 331.75

03/29/90 01 15:41 0001 6947



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



114612

IDENTIF. REFERENCE

Mar 29 3 42 PM '90

DAVIDSON COUNTY Tn.

No. 305358