BOOK 8078 PAGE 700

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,650.94

Sallie J. Gross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 19 90

Notary Public

MY COMMISSION EXPIRES: 7-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 | 111 West College Street, Murfreesboro, TN 37130 | 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sallie J. Gross (NAME)	Sovran Mortgage Corporation (NAME)	MAP 97-13
116 Needles Court (ADDRESS)	P. O. Box 26388 (ADDRESS)	PARCEL 14
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Richmond, VA 23260-6388 (CITY) (STATE) (ZIP)	3D-85718

FOR AND 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, Steven R. Walker and wife, Kathryn L. Walker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sallie J. Gross, 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:

Being Lot No. 122 on the Plan of Section Two, Larchwood, of record in Plat Book 5200, Pages 57, 58 and 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven R. Walker and wife, Kathryn L. Walker by Deed from Lloyd W. Baldridge and wife, Pamela Baldridge of record in Book 7558, Page 176, Register's Office for said County.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 5479, Page 443 and Book 6011, Page 130 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Steven R. Walker and wife, Kathryn L. Walker to Sovran Mortgage Corporation, dated May 26, 1988, with an approximate unpaid principal balance of $75,050.94, of record in Book 7558, Page 179, which the Grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( )
This is improved (X) property, known as 116 Needles Court, Nashville, TN 37214
(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 our hand s this 30th day of March, 19 90

Steven R. Walker

Kathryn L. Walker

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 Steven R. Walker and wife, Kathryn L. Walker

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 30th day of March, 19 90.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

15481

IDENTIF. REFERENCE

APR 3 8 19 AM '90

WARRANTY DEED

FROM
Steven R. Walker and wife, Kathryn L. Walker

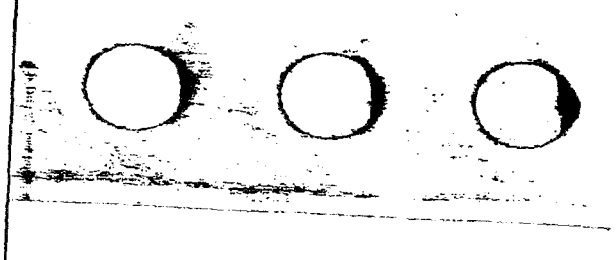
TO
Sallie J. Gross

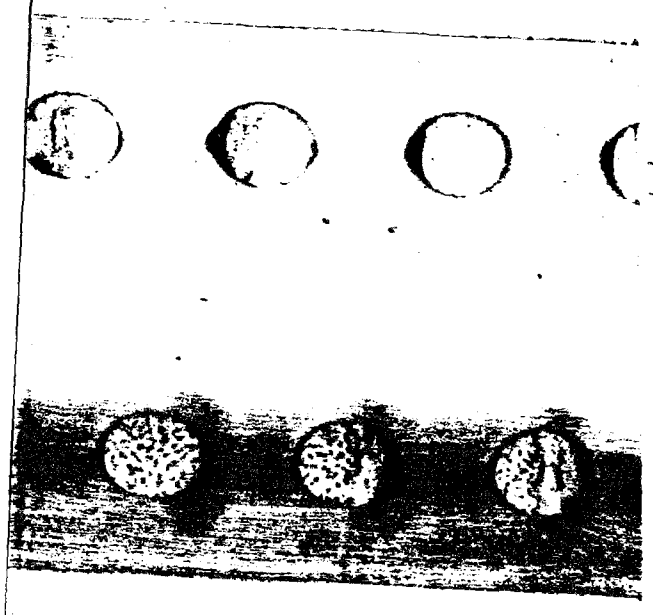
RETURN TO:
CUMBERLAND TITLE COMPANY
25 Century Blvd. - Suite 405
Nashville, Tennessee 37214
11 W. College Street
Murfreesboro, Tennessee 37130
719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

7210 04/03 0101 03CHECK 266.71







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8078 PAGE 702

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	78650.94
CON TX	259.71
PRFEE	1.00
WDEED	6.00
TOTAL	266.71
CHECK	266.71

04/03/90 01 08:17 0001 7210

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15481

IDENTIF. REFERENCE

APR 3 8 19 AM '90

DAVIDSON COUNTY

No. 30637