FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82877.76

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 1990.

Notary Public

MY COMMISSION EXPIRES: 5-3-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Frank R. Silva etux (NAME)	Sun Trust Mortgage Co. (NAME)	102-3-57
613 Continental Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O.Box 100100 (STREET ADDRESS)	8DA-33882
Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	Atlanta, GA 30348 (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, John R. Richardson and wife, Teresa A. Richardson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank R. Silva and wife, Dixie B. Silva

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. 1225 on the plan of Charlotte Park, Sec. 17, as of record at Book 3600, pages 21 and 22 Register's Office for said County, to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to John R. Richardson by deeds at Book 7754, page 538 and Book 5001, page 524, said Register's Office, and Teresa A. Richardson, spouse of the said John R. Richardson, joins herein for the express purpose of conveying any and all right, title and interest in and to said property.

This conveyance is subject to 1990 property taxes, restrictive covenants of record at Book 3641, page 150, said Register's Office and to the limitations shown on said plan at Book 3600, pages 21 and 22, said Register's Office.

This conveyance is further subject to, and as a part of the consideration for this transfer, is the grantees express agreement to assume and pay that unpaid balance of that certain note secured by Deed of Trust at Book 7754, page 540, said Register's Office, in favor of Sun Trust Mortgage Co., and that the escrow account (but not the insurance policy) held in connection therewith is hereby transferred in full to said grantees, all of which is evidenced by the signatures of the grantors and grantees below.

This is ~~unimproved~~ (X) property, known as 613 Continental Dr., 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 our hand s this 17th day of April, 1990

John R. Richardson

Teresa A. Richardson

Grantees' Assumption Agreement:

Frank R. Silva

Frank R. Silva

Dixie B. Silva

Dixie B. Silva

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named John R. Richardson and wife, Teresa A. Richardson

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 19th day of April, 1990.

Marbut Glenn Gaston Jr. Notary Public

Commission Expires 3-3-92

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 _____

WARRANTY DEED

FROM John R. Richardson etux

IDENTIF. REFERENCE

TO Teresa A. Richardson

APR 19 1 34 PM '90

Frank R. Silva etux

Dixie B. Silva

2758 04/19 201 CHECK 20.57

ATTORNEYS TITLE A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

STATE OF RHODE ISLAND:

COUNTY OF Washington :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Frank R. Silva and wife, Dixie B. Silva 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 there in contained. WITNESS my hand and official seal at East Greenwich, Rhode Island, this 17 day of April, 19 90.

Frank R. Dearnley Notary Public

My Comm. Expires: 6/24/90

NOTARY PUBLIC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 82877.76
				CON TX 273.57
				PRFEE 1.00
				WDEED 6.00
				TOTAL 280.57
				CHECK 280.57
04/19/90	01			13:30 0001 2758

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20180

IDENTIF. REFERENCE

APR 19 1 34 PM '90

DAVIDSON COUNTY TN.

No. 311848