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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,580.27

Larry K McCormick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 1990

Irene N. Hall
Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Larry K. & Carole Ann McCormick (NAME)	Sovran Mortgage Corporation (NAME)	Map 162-6
5716 Cloverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 26388 (STREET ADDRESS)	Par, 64
Brentwood, Tennessee 37027 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23260-6388 (CITY) (STATE) (ZIP)	5DU-39764

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. Betty M. Shaneyfelt, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry K. McCormick and wife, Carole Ann McCormick

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. 45 on the Plan of Fair Oaks, of record in Book 4175, pages 42 and 43, Register's Office for said County.

Said Lot No. 45 fronts 75.0 feet on the southerly margin of Delvin Drive and extends back 130.10 feet on the easterly line and 136.80 feet on the westerly line to a dead line in the rear, measuring 84.5 feet thereon.

Being the same property conveyed to Truman E. Shaneyfelt and wife, Betty M. Shaneyfelt by deed from John E. Morgan, unmarried of record in Book 7137, page 403, Register's Office for Davidson County, Tennessee. The said Truman E. Shaneyfelt having since died.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Sovran Mortgage Corporation of record in Book 7137, page 406, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee.

THIS conveyance subject to Restrictive Covenants of record in Book 4289, page 198 and Book 4475, page 863; and such easements and setback lines of record in Book 4175, pages 42 and 43, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) / XX property, known as 257 Delvin Drive (House Number) (Street) Antioch, TN 37013 (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 unincumbered unless otherwise hereinbefore 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 my hand this 19th day of April, 19 90

Betty M. Shaneyfelt

STATE OF TENNESSEE)
Davidson COUNTY)

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Personally appeared before me, Betty M. Shaneyfelt
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand at office, this 20th day of April 19 90.

My Commission Expires 5/22/93

Notary Public

STATE OF TENNESSEE)
COUNTY)

(AFFIX SEAL)

Personally appeared before me,
(Name of officer) (Offical capacity of officer)

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, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

2 0 4 9 5 6

IDENTIF. REFERENCE

APR 20 1 36 PM '90

20.00 MORTGAGE TAX 0.00 TRANSFER TAX

WARRANTY DEED

FROM

Betty M. Shaneyfelt

TO

Larry K. McCormick and wife,

Carole Ann McCormick

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CC 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	77850.27
			CON TX	256.08
			PRFEE	1.00
			WDEED	6.00
			TOTAL	263.08
			CHECK	263.08
04/20/90	01		13:35 0001	3138

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 U 4 9 6

IDENTIF. REFERENCE

APR 20 1 36 PM '90

No. 312223