STATE OF TENNESSEE]

COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 66,500.00

X Beverly G. Sword

Subscribed & sworn to before me, this the 18th day of April 19 90.

Notary

Commission Expires: 3/11/

This Instrument prepared by: Mark A. Ellmore, Jr., Atty. 388 Harding Place, Nashville, TN 37211		
New Owner	Mortgagee	Map & Parcel
Brian G. Sword	Sovran Mortgage Corporation	51-12-110
430 Beech Avenue	201 East Cary Street	
Madison, TN 37115	Richmond, VA 23219	

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 Florida Federal Savings Bank

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brian G. Sword and wife, Beverly G. Sword

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED CONTINUATION FOR COMPLETE LEGAL DESCRIPTION

3464 04/24 0101 03CHECK 229.45

IDENTIF. REFERENCE

APR 24 8 27 AM '90

DAVIDSON COUNTY

21056

This is unimproved ( ) improved (X) 430 Beech Avenue Madison, TN 37115

To have & to hold the said tract or parcel of land, with the appurtenances estate, title & interest thereto belonging to the said Grantees their heirs and assigns, forever & 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, & the same is unencumbered, unless otherwise herein set out, & we do further covenant & bind ourselves, our heirs, & representatives, to warrant & forever defend the title to the said land to the said Grantees, their heirs & assigns, against the lawful claims of all persons whomsoever. Wherever need, the singular number shall include the plural, the plural, the singular, & the use of any gender shall be applicable to all genders.

Witness our hands this 19th day of April, 1990.

X

SR. VICE PRESIDENT

FLORIDA FEDERAL SAVINGS BANK

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in & for said County & State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, & who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand & official seal at _____, Tennessee, this _____ day of _____, 19_____.

Commission Expires:
_____

_____
Notary Public

STATE OF ~~Tennessee~~ Florida
COUNTY OF Pinellas

✘ Before me, the undersigned, a Notary Public within & for the State & County aforesaid, personally appeared ELTON D. WHITEHEAD _____ and _____ with whom I am personally acquainted & who upon (his/~~our oath, their oaths~~) acknowledged (himslef, herself, themselves) to be the SR. VICE PRES. & _____ of the _____ the within named bargainor, a corporation, and that (he/~~they they~~) as such SR VICE PRES. & _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said ELTON D. WHITEHEAD as such SR. VICE PRES. & _____ as such _____, and attesting the same by the said ELTON D. WHITEHEAD as such SR. VICE PRES.

Witness my hand and official seal at office at ST. Petersburg Florida on this the 19th day of April 1990.

Commission Expires: Notary Public, State of Florida at Large My Commission Expires October 22, 1990 Bonded thru Agent's Notary Brokerage

Karen Parrish Notary Public

WARRANTY DEED

FROM

TO

CONTINUATION

Land in Davidson County, Tennessee, being part of Lot 5 & part of Lot 6 on the unregistered Plan of the Subdivision of the Haysboro Park Lot, as shown on the Plan of Montague Park Subdivision as of record in Book 421, page 141, Register's Office for Davidson County, also the westerly 2 feet of Lot No. 29 on the Map of Andrew Jackson's Addition to Montague Park Subdivision as recorded in Book 547, pages 83 & 84, Register's Office for Davidson County, and described more particularly from a mortgage loan inspection by Larry L. Campbell, Register's Land Surveyor, Tennessee No. 665, dated July 17, 1984, as follows:

Beginning at a point on the southwesterly margin of Beech Avenue, said point being the southeasterly front corner of the property conveyed to Ronald L. Sarver and wife, Shearon C. Sarver by deed of recvord in Book 4585, page 505 said Register's Office; thence leaving Beech Avenue in a southwesterly direction of 154 feet, with the southeasterly line of the Sarver property to a point on the rear line of Lot 25 on the Plan of Andrew Jackson's Addition to Montague Park Subdivision, of record in Book 547, pages 83 & 84, Register's Office for Davidson County; thence in a southeasterly direction 159 feet with the rear lines of Lots 25, 26, 27, & 28 of the said Andrew Jackson's Addition to Montague Park Subdivision to a point on the northeasterly rear corner of said Lot No. 28; thence with the southeasterly line of said Lot No. 28 in a southwesterly direction 57.7 feet to a point on the northeasterly margin of Indian Trail; thence with said margin in a easterly direction 2 feet to a point located on the southwesterly front corner of the property conveyed to Allie Wilson Fyke of record in Book 4720, page 953, said Register's Office; thence leaving the northeasterly margin of said Indian Trail in a northeasterl direction 57 feet with the northerly line of the said Fyke property to a point being located on a rear corner of said property; thence with the rear line of the said Fyke property in a southeasterly direction 18 feet to a point on the rear southwesterly corner of the property conveyed to Bobby H. West of record in Book 5342, page 663, said Register's Office; thence in a northeasterly direction 5.7 feet with a portion of the southwesterly line of the said West property, to a point, said point being the rear southeast corner of the property conveyed to Mark A. Lashley of record in Book 5885, page 894, said Register's Office; thence in a northwesterly direction 70 feet with the rear line of the Lashley property, to a point on Lashley's southwesterly rear corner; thence with said Lashley's northwesterly line 152.5 feet to a point located on the southwesterly nmargin of said Beech Avenue; thence, with the said southwesterly margin of Beech Avenue 103 feet in a northwesterly direction to the point of beginning.

Being the same property conveyed to Florida Federal Savings Bank by deed from Joe M. Kirsch, as Substitute Trustee of record in Book 7898, page 272, Register's Office for Davidson County, Tennessee.

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



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

RECEIVED OF _____

FOR _____

BOOK 8094 PAGE 204

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 66500.00
				CON TX 219.45
				PRFEE 1.00
				WDEED 9.00
				TOTAL 229.45
				CHECK 229.45
04/24/90	01	08:27	0001	3784

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21056
Identif. Reference
Apr 24 8:27 Am '90
Felix Z. Wilson, II
Davidson Co, Tn

No. 312858