22042

Mail

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

4934 04/26 0101 03CHECK 221.50

IDENTIF. REFERENCE

WARRANTY DEED 26 3 34 PM '90

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Nancy C. Short and husband, Stanley D. Short 323 Brewer Drive Nashville, TN 37211	Sovran Mortgage Corp. 201 East Cary Street Richmond, Virginia 23219	Map # 162.05 Parcel # 44

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, ESSIE MAY BAILEY, UNMARRIED, does hereby transfer and convey unto NANCY C. SHORT and husband, STANLEY D. SHORT, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 17 on the Addition to Southwood, of record in Book 2900, Page 65, Register's Office for said County, as follows: BEGINNING at a point in the southerly margin of Brewer Drive, the common corner of Lots Nos. 16 and 17; thence southerly along the line between said Lots, 127.5 feet to a point; thence southerly along the line between Lots Nos. 15 and 17, 48.6 feet to a point; thence westerly 150.35 feet to a point; thence northwesterly, 100.4 feet to a point in the southerly margin of Brewer Drive; thence easterly along said margin of said Drive 13.1 feet; thence continuing along said margin of said Drive 138.5 feet to the point of beginning.

Being the same property conveyed to John R. Bailey and wife, Essie May Bailey by deed from Herbert Eugene Ivey and wife, Betty Jo Ivey, of record in Book 3646, Page 295, Register's Office for Davidson County, Tennessee. The said John R. Bailey having died on October 30, 1987 vesting full title in the Grantor as surviving tenant by the entirety.

This land is improved property known as 323 Brewer Drive, Nashville, Tennessee, 37211.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said NANCY C. SHORT and husband, STANLEY D. SHORT, their heirs, successors and assigns forever.

The undersigned covenants with the said NANCY C. SHORT and husband, STANLEY D. SHORT, that she is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1990 which are prorated to the date of closing and assumed by the Grantees.

2. Matters set forth on the Plan of record in Book 2900, Page 65, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 3000, Page 363, Register's Office for Davidson County, Tennessee.

The undersigned does further covenant and bind herself, and her heirs, successors and assigns to warrant and forever defend the title to said land to the said NANCY C. SHORT and husband,

STANLEY D. SHORT, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 26th day of April, 1990.

Essie May Bailey
ESSIE MAY BAILEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard, a Notary Public in and for said State and County, Essie May Bailey, the within named bargainor, 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 and official seal at Nashville, Tennessee this 26th day of April, 1990.

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 1/23/94

AFFIDAVIT OF VALUE

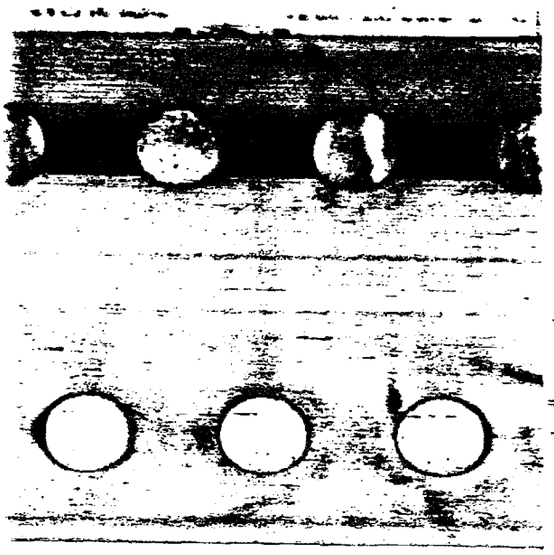
The actual consideration or value for this transfer, whichever is greater, is $65,000.00.

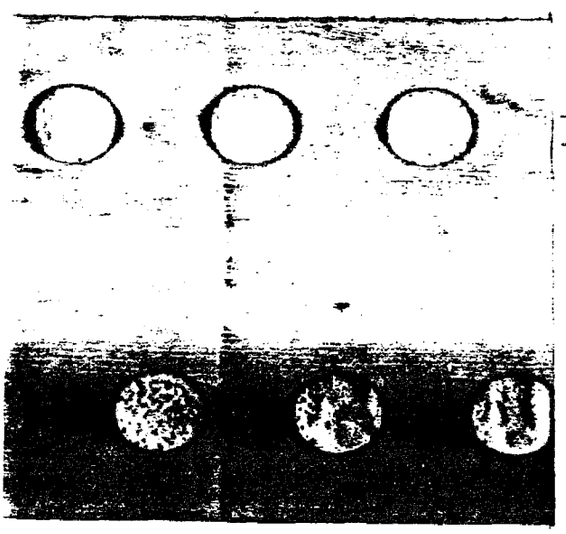
Nancy C. Short
NANCY C. SHORT

Sworn to and subscribed before me this 26th day of April, 1990.

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 1/23/94





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

RECEIVED OF _____

FOR _____

BOOK 8096 PAGE 878

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 65000.00
				CON TX 214.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 221.50
				CHECK 221.50
04/26/90	01			15:33 0001 4984

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22042

IDENTIF. REFERENCE

APR 26 3 34 PM '90

DAVIDSON COUNTY TN.

No. 314046