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STATE OF TENNESSEE]

COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 72,461.57

Subscribed & sworn to before me, this the 26th day of April, 19 90.

Notary

Commission Expires: March 11, 1991

mail

This Instrument prepared by:
Mark A. Ellmore, Jr., Atty. 388 Harding Place, Nashville, TN 37211

New Owner	Mortgagee	Map & Parcel
Terry Littrell	First Union Mortgage	51-10A-103
1518 Lewis Road	4300 Six Forks Road	
Madison, TN 37115	Raliegh, NC 27619	

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 James Carthel Ard, III and wife, Carter H. Ard hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Terry Littrell, A Single Person hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A Planned Unit Development located in Davidson County, Tennessee, being Unit 1518 on the Plan of Oakland Trace PUD of record in Book 6250, page 906, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to James Carthel Ard, III, and wife, Carter H. Ard by deed from Oakland Commons, A Tennessee Partnership of record in Book 6931, page 900, Register's Office for Davidson County, Tennessee.

Restrictions contained in Book 6840, page 637 and Book Book 6537, page 744, said Register's Office.

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

Grantee herein agrees to assume an indebtedness in Book 6931, page 903 and corrected in Book 6940, page 37, said Register's Office, securing Cameron-Brown Company in the original principal amount of $72,500.00. The escrow account, if any, is also transferred at no cost.

This is unimproved ( ) improved (xx) 1518 Lewis Street, Madison, Tennessee 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 26th day of April, 19 90.

James Carthel Ard, III

Carter H. Ard

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in & for said County & State, the within named James Carthel Ard, III and wife, Carter H. Ard

the bargainor s, with whom I am personally acquainted, & who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand & official seal at Nashville, Tennessee, this 26th day of April, 19 90.

Commission Expires:
March 11, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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

Commission Expires:
_____

Notary Public

WARRANTY DEED

FROM
James Carthel Ard
III
Carter H. Ard

TO
Terry Littrell

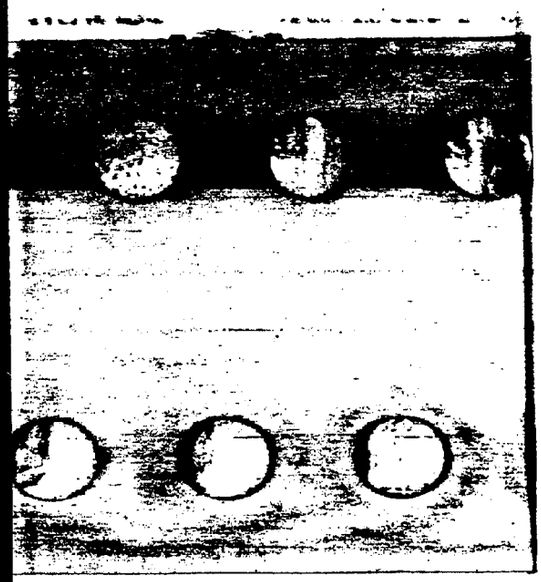
2241U

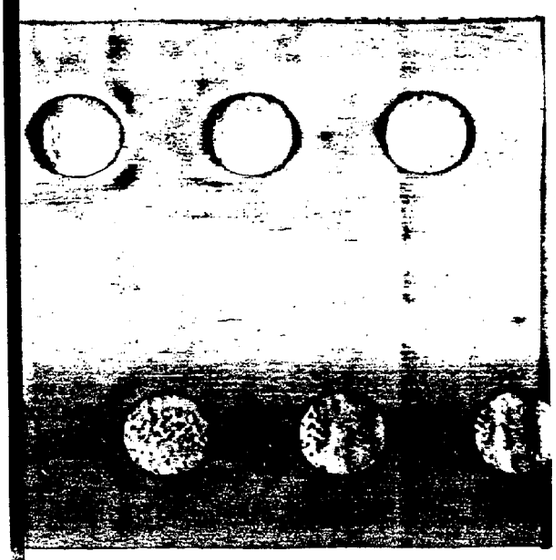
IDENTIF. TREFERENCE

APR 30 9 07 AM '90

DAVIDSON COUNTY

5460 04/30 0101 03CHECK 24.25





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

RECEIVED OF _____

FOR _____

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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 72461.57
				CON TX 239.25
				PRFEE 1.00
				WDEED 6.00
				TOTAL 246.25
				CHECK 246.25
04/30/90	01			09:06 0001 5460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22411U

IDENTIF. REFERENCE

APR 30 9 07 AM '90

DAVIDSON COUNTY

No. 314515