Prepared by:
MONICA D. EDWARDS, ESQ.
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP 173-01
Vonda R. Larkin	SunTrust Mortgage, Inc.	Parcel 240
301 Cedarcreek Drive	P.O. Box 100100	05DU 76613
Nashville, TN 37211	Atlanta, GA 30348	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF **THREE THOUSAND ($3,000.00) DOLLARS,** cash in hand paid by the within named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness payable to **SunTrust Mortgage, Inc.,** in the approximate amount of $39,519.56, which deed of trust is evidenced by record in Book 7479, Page 110, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions thereof;

GERALDINE TAYLOR, a single individual, GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said **VONDA R. LARKIN,** a single individual, GRANTEE herein, her heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 22-B, one Lot Division, Lots Nos. 21 and 22, Monte Carlo, Section 4, of record in Plat Book 5200, Page 779, amending Plat Book 5800, Page 242, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Geraldine Taylor, by deed from Anthony P. Cavender, of record in Book 7371, Page 20, Register's Office for Davidson County, Tennessee.

THIS conveyance is being made subject to and by assumption of a mortgage with an approximate balance in the amount of $39,519.56, evidenced by Deed of Trust of record in Book 7479, Page 110, Register's Office for Davidson County, Tennessee, now payable to SunTrust Mortgage, Inc.

This is improved property known as 301 Cedarcreek Drive, Nashville, Tennessee 37211.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized an possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And she does further covenant and bind herself, her heirs, and representatives to

warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 30th day of April, 1990.

Geraldine Taylor
GERALDINE TAYLOR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GERALDINE TAYLOR**, 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, Davidson County, Tennessee, this 30th day of April, 1990.

Monica N. Edwards
NOTARY PUBLIC

My Commission Expires: 11/27/93

5657 04/30 0101 03CHECK 147.25

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is FORTY **TWO THOUSAND FIVE HUNDRED NINETEEN DOLLARS AND FIFTY SIX CENTS ($42,519.56).** This is equal to or greater than the property would bring at a fair and voluntary sale.

Vada K. Larkin
AFFIANT

SWORN to and **SUBSCRIBED** before me this 30th day of April, 1990.

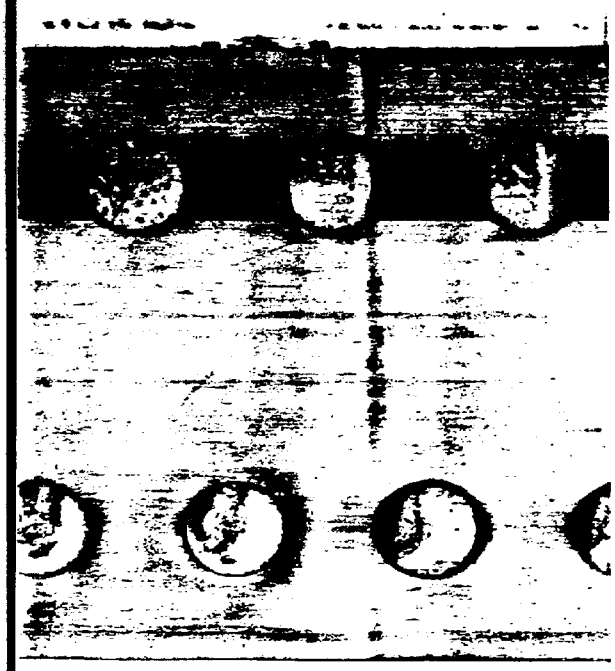
Monica N. Edwards
NOTARY PUBLIC

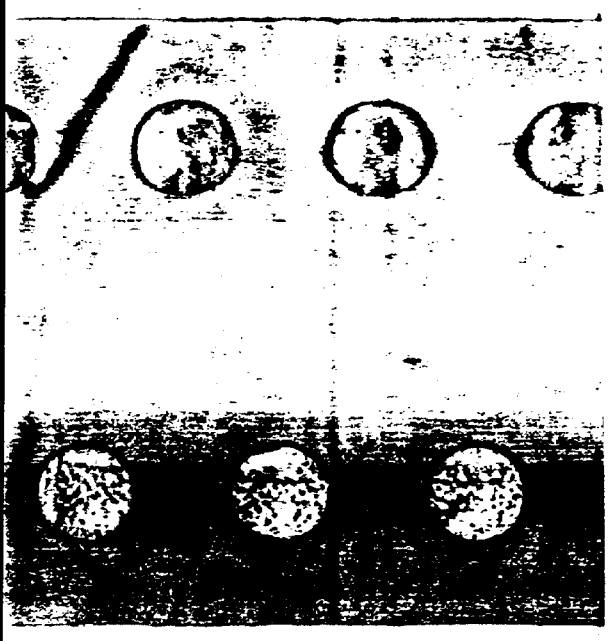
My Commission Expires: 11/27/93

22563

IDENTIF. REFERENCE

RUSH





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8098 PAGE 407

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	42519.56
CON TX	140.25
PRFEE	1.00
WDEED	6.00
TOTAL	147.25
CHECK	147.25

04/30/90 01 12:15 0001 5657

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22563

IDENTIF. REFERENCE

APR 30 12 16 PM '90

DAVIDSON COUNTY

No. 314712