BOOK 8110 PAGE 594

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May 19 90

Notary Public

MY COMMISSION EXPIRES 5-20-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff A. Smith (NAME)	Sovran Mortgage Corporation (NAME)	10D 43200
209 Churchill Crossing (ADDRESS)	201 East Cary Street (ADDRESS)	34-3-21
Madison, TN 37115 (CITY) (STATE) (ZIP)	Richmond, VA 23231-3736 (CITY) (STATE) (ZIP)	

FOR AND 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, Twin Hills Joint Venture A Tennessee Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff A. Smith

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:

A certain condominium apartment in Davidson County, Tenenssee, described as follows, to-wit:

Being Unit No. 209 on the Plan of Building 2, Churchill Crossing Condominiums, a Horizontal Property Regime, located on Twin Hills Drive, Madison, Davidson County, Tennessee, as shown on the Plat of Churchill Crossing, a Horizontal Property Regime, recorded in Plat Book 7900, page 25, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed and Bylaws recorded in Book 7792, page 915, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Lot is also known as Unit 209, Churchill Crossing.

Being a portion of the same property conveyed to Twin Hills Joint Venture, a Tennessee joint venture, by deed from Miller and Associates, Inc., a Tennessee corporation, of record in Book 7459, page 290, Register's Office for Davidson County, Tennessee.

By Joint Venture Resolution executed November 30, 1989, Miller and Associates Inc. is authorized to execute deeds of conveyance of condominiums units at the Churchill Crossing Condominiums.

unimproved ( )
This is improved (X) property, known as 209 Churchill Crossing, Madison, Tennessee 37115
(House Number) (Street) (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 unencumbered, unless otherwise herein 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 11th day of May, 19 90

Twin Hills Joint Venture A Tennessee Limited Partnership
By:
Robert Bond Miller, President
Miller and Associates, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Twin Hills Joint Venture A Tennessee Limited Partnership

the bargainor, 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. Witness my hand and official seal at Madison, Tennessee, this 11th day of May 19 90.

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Robert Bond Miller with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President of the Miller and Associates, Inc. the within named bargainor, and corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Robert Bond Miller as such President.

Witness my hand and official seal at office at Madison, Tennessee on this the 11th day of May 19 90.

My commission expires 5-20-92

Joyce B. Donahue

Notary Public

2 6 7 0 5

IDENTIFICATION REFERENCE

May 17 8 11 AM '90

WARRANTY DEED

FROM

Twin Hills Joint Venture A Tennessee Limited Partnership

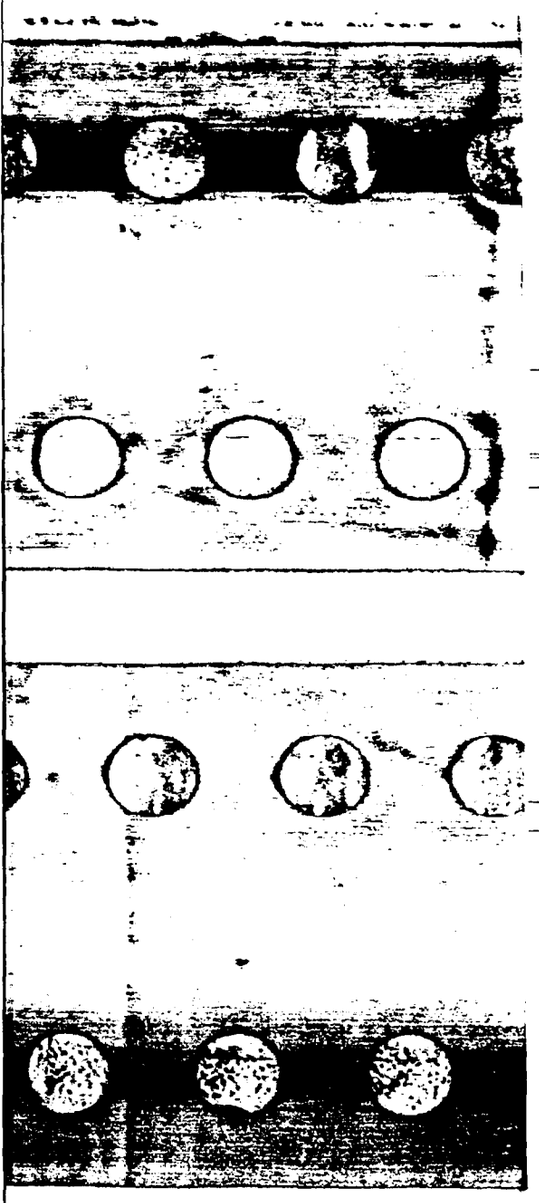
TO

Jeff A. Smith

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

2169 05/17 0101 03CHECK 204-67



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 59900.00
				CON TX 197.67
				PRFEE 1.00
				MDEED 6.00
				TOTAL 204.67
				CHECK 204.67
05/17/90	01			08:14 0001 2169

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26705

IDENTIFICATION REFERENCE

MAY 17 8 11 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 319615