FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Melvin L. Duarte
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 90

Notary Public

MY COMMISSION EXPIRES: 7/13/91
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37027

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Melvin L. Duarte, et ux	Sovran Mortgage Corp.	156-9; 20
(NAME)	(NAME)	
5716 Templegate Drive	201 East Cary Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Richmond, VA 23219	
(CITY) (STATE) (P.O. ZIP)	(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, Radnor Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melvin L. Duarte and wife, Pamela S. Duarte

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.

Land in Davidson County, TN, being Lot No. 5 on the Plan of Section Two Revised, Templegate, of record in Book 6900, Page 102, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Radnor Homes, Inc. by deed from Sunbelt Associates, Inc., a Tennessee Corporation of record in Book 7356, Page 636, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 6766, Page 754, and all matters shown on the Plan of Record.

34923

IDENTIFICATION REFERENCE

JUN 19 9 53 AM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

1580 06/19 0101 03CHECK 502.00

unimproved ( ) This is improved (XX) property, known as 5716 (House Number) Templegate Drive (Street) Nashville, TN 37221 (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 15th day of June, 19 90

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

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

Commission expires _____

_____ Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Thomas J. SITZLER and _____ with whom I am personally acquainted and who upon (~~their several oaths~~ his oath) acknowledged (~~themselves~~ himself) to be the Controller and _____ respectively of the Radnor Homes, Inc. the within named bargainor, and corporation, and that (~~they~~ he) as such Controller and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Thomas J. SITZLER as such Controller, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Brentwood, Tennessee on this the 25th day of June 19 90

My commission expires 7/13/91

Teresa L. Beard Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

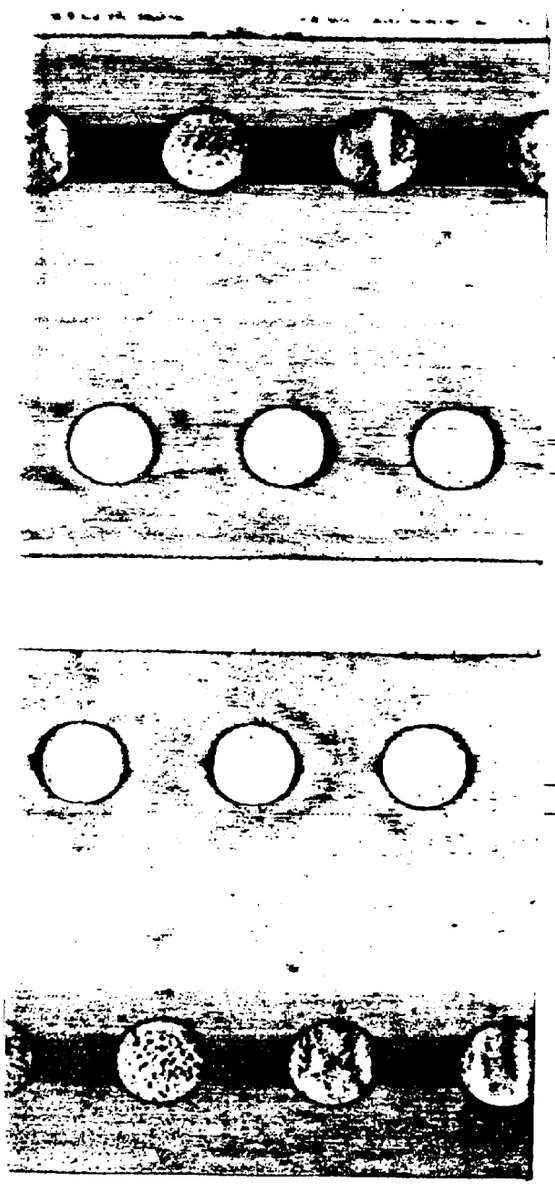
WARRANTY DEED

FROM

TO

RETURN TO:

REALTY TITLE & ESCROW
428 Wilson Pike Circle
Brentwood, TN 37027



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

RECEIVED OF _____

FOR _____

BOOK 8134 PAGE 15

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	
				150000.00
			CON TX	495.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	502.00
			CHECK	502.00
06/19/90	01	09:54 0001	1580	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3492.3

IDENTIFICATION REFERENCE

JUN 19 9 54 AM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 329221