THIS INSTRUMENT PREPARED BY:
WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 8144 PAGE 630

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SHELDON C. NESBITT	Sovran Mortgage Corporation	MAP 146-04
(NAME)	(NAME)	
4715 Richmar Court	P.O. Box 26388	PARCEL 61
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Richmond, VA 23260-6368	06DU 22960
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of NINETY NINE THOUSAND EIGHT HUNDRED TWENTY TWO AND 32/100 *Dollars.*

CHARLES B. ROSS and wife, MARY A. ROSS

have this day bargained and sold, and do hereby transfer and convey unto the said BRENDA W. NESBITT, married

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

BEING Lot No. 762 on the Plan of Section 12, Caldwell Hall, of record in Book 3300, page 57, Register's Office for Davidson County, Tennessee.

SAID Lot No. 762 fronts 45.38 feet on the easterly margin of Richmar Court and extends back, 147.4 feet on the northerly line and 161.0 feet on the southerly line, to a broken line in the rear, measuring 241.3 feet.

BEING the same property conveyed to Charles B. Ross and wife, Mary A. Ross by deed from Elaine McHugh, now known as Elaine McHugh Rogers, Earl Gibbs and Syble N. Gibbs, as tenants in common, of record in Book 7067, page 241, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of trust in favor of Commerce Union Bank of record in Book 7067, page 244 and as re-recorded in Books 7125 and 7242, pages 805 and 860, respectively, said Register's office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 99,822.32

Subscribed and sworn to before me this the 2nd *day of* July *19* 90

My commission expires January 23, 1994 *(Affix Seal)*

Affiant Brenda W. Nesbitt

Notary Public Patricia H. Watts

WATTS 335 ... NOTARY PUBLIC ... STATE OF TENNESSEE

This is improved ( ) unimproved (X) property, known as 4715 Richmar Court, Nashville, Tennessee 37211
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 our hands this 2nd *day of* July *19* 90 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Brenda W. Nesbitt

Mary A. Ross
by Patricia Hennick
atty-in-fact.

Charles B. Ross
by Patricia Hennick
atty-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me MITCHELL A WATTS, *a Notary Public in and for said County and State* BRENDA W. NESBITT, *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* 2nd *day of* JULY, 19 90.

Mitchell A Watts *Notary Public*

Commission expires 1-23-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, 19____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of July, 1990, before me, Mitchell A. Watts, a Notary Public in and for said County and State, personally appeared Patricia Henrick, to me known to be the person who executed the foregoing instrument in behalf of CHARLES B. ROSS and MARY A. ROSS, and acknowledged that she executed the same as the free act and deed of the said CHARLES B. ROSS and MARY A. ROSS.

Witness my hand and seal at Nashville, Tennessee, this 2nd day of July, 1990.

Mitchell A Watts
Notary Public

My commission expires: 1/23/94

5822 07/03 0101 03CHECK 336.34

WARRANTY DEED

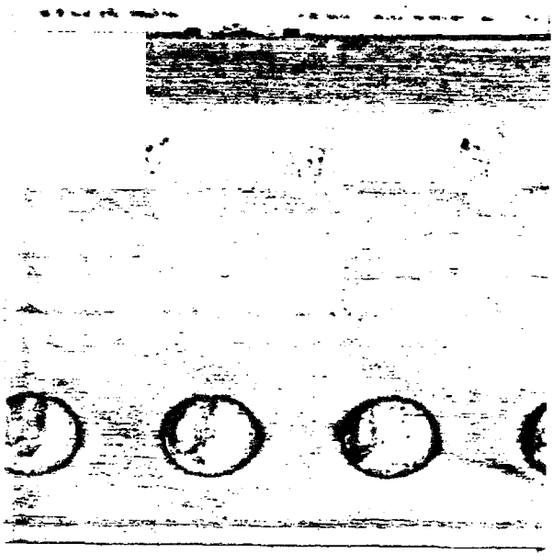
FROM
CHARLES B. ROSS and wife, MARY A. ROSS

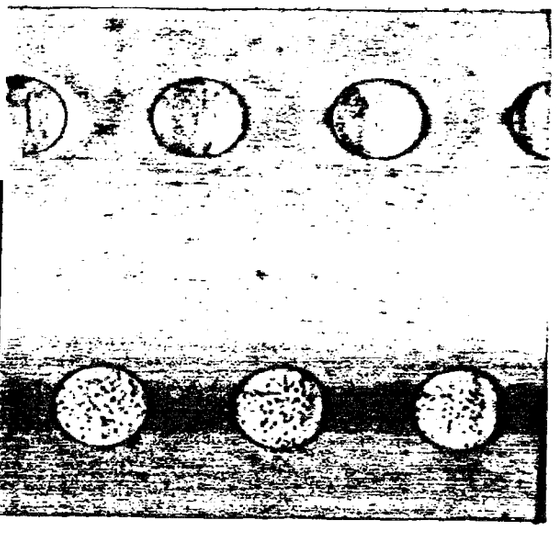
TO
BRENDA W. NESBITT, married

IDENTIFICATION REFERENCE

38691

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Jul 3 9 19 AM '90





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

RECEIVED OF _____

FOR _____

BOOK 8144 PAGE 632

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	99822.32
CON TX	329.34
PRFEE	1.00
MDEED	6.00
TOTAL	336.34
CHECK	336.34

07/03/90 01 09:22 0001 6822

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38691

IDENTIFICATION REFERENCE

Jul 3 9 19 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 333713