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STATE OF TENNESSEE]

COUNTY OF Davidson]

The actual consideration or value whichever is greater, for this transfer is $ 39,500.00

Robert E. Walters

Subscribed & sworn to before me, this the 29th day of June, 19 90.

Mark A. Ellmore

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
Robert E. Walters and wife,	Sovran Mortgage Corp.	72-13-113
Branda S. Walters 2433 Inga Street	P.O. Box 121999	
Nashville, TN 37206	Nashville, TN 37212-1999	

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 Cecil E. Birge and wife, Sandra A. Birge hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert E. Walters and wife, Branda S. Walters hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the map of Springdale Subdivision, of record in Book 974, page 18, Register's Office for said County.

Said Lot No. 40 fronts 50 feet on the westerly margin of Inga Street and extends back between parallel lines 127 feet to the easterly margin of the L & N Railroad right of way.

Being the same property conveyed to Cecil Ervin Birge, Jr. by deed from Carolyn Wall Birge of record in Book 5825, page 373, Register's Office for Davidson County, Tennessee. Also by deed from Jerry A. Reding and wife, Elizabeth A. Reding to Cecil E. Birge and wife, Carolyn W. Birge of record in Book 5554, page 96, said Register's Office.

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

Spouse of Cecil E. Birge, Sandra A. Birge, hereby joins in this conveyance and conveys all rights, especially her marital rights.

This is unimproved ( )
improved (XX) 2433 Inga Street, Nashville, TN 37206

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 hand s this 29th day of June, 19 90.

Cecil E. Birge

Sandra A. Birge

Cecil E. Birge

Sandra A. Birge

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 Cecil E. Birge, adn wife Sandra A. Birge

the bargainors, 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 29th day of June, 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 purpcses 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

Cecil E. Birge and wife,

Sandra A. Birge

TO

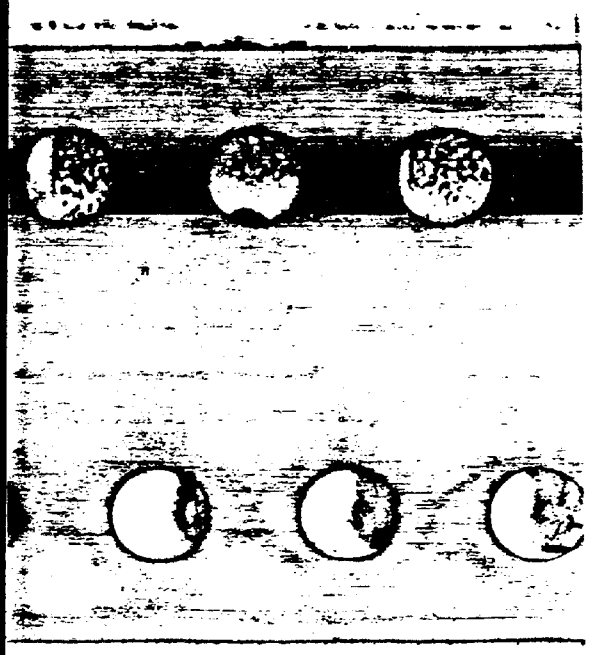
Robert E. Walters
and wife,
Branda S. Walters

9337 07/12 0101 03CHECK 137.35

FELIX Z. MILLER, JR. REGISTER
DAVIDSON COUNTY, TN
Jul 12 12 41 PM '90

IDENTIFICATION REFERENCE

4089



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

RECEIVED OF _____

FOR _____

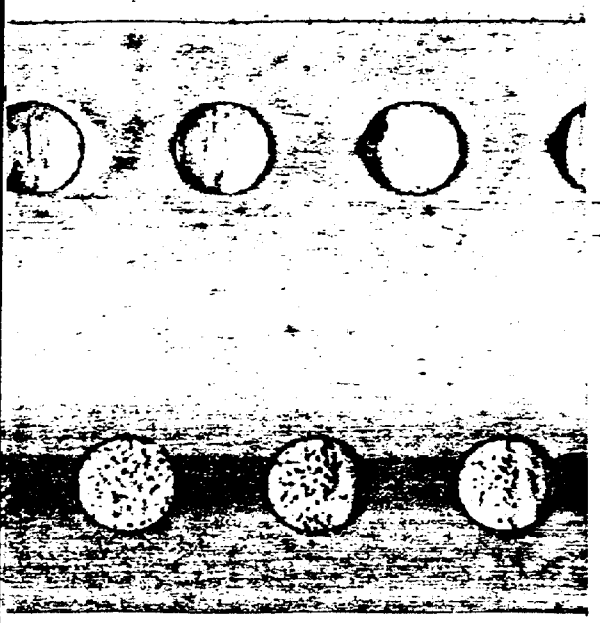
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 39500.00
CON TX 130.35
PRFEE 1.00
MDEED 6.00
TOTAL 137.35
CHECK 137.35

07/12/90 01 12:44 0001 9337



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40869

IDENTIFICATION REFERENCE

JUL 12 12 41 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 336193