Box 27

[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[	Sovran Mortgage Company	
[Claudia P. Miller	ATTN: Tax Department	Map and Parcel
[837 Oakwood Terrace	P.O. Box 26388	
[Antioch, TN 37013	Richmond, VA 23260-6388	148-08-74
[		

[This instrument prepared by: Cindy S. Smith, Attorney at Law,
[2525 Lebanon Road, Nashville, Tennessee 37214 (Box 27-Bottom)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, Ronald G. Webb and wife, Kathy A. Webb, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Claudia P. Miller, the ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

BEING Lot No. 70 on the Plan of Oakwood Terrace, Section I, as of record in Book 4460, pages 54 and 55, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald G. Webb, and wife, Kathy A. Webb, by deed from Louis F. Tapia and wife, Eve Lorraine Tapia of record in Book 6972, page 207, Register's office for Davidson County, Tennessee.

This is improved property commonly known as 837 Oakwood Terrace, Antioch, Tennessee 37013.

It is agreed and understood between the parties that part of the consideration for this transfer is the assumption by the Grantees of an indebtedness secured by a Deed of Trust of record in Book 6972, page 210, Register's Office for Davidson County, Tennessee.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of Record in Book 4460, Page 55, said Register's Office and all matters therein; (2) Deed of Trust of record in Book 6972, Page 210, said Register's office; (3) Property Tax lien for the current year, said taxes remaining in escrow and payment of said taxes being assumed by Grantees; (4) Restrictive Covenants of record in Book 4559, Page 72, said Register's Office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $63,591.74
[Claudia P. Miller
[Affiant
[Subscribed and sworn before me this 20th day of July, 1990.
[Cindy S. Smith
[Notary Public
[My Commission Expires: 11/12/90

CINDY S. SMITH NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

4422 1.

IDENTIFICATION

JUL 25 3 12 PM '90

FELIX Z WILSON JR REGISTER DAVIDSON COUNTY TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 20th day of July, 1990.

Ronald G. Webb

Kathy A. Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named Ronald G. Webb and wife, Kathy A. Webb, with whom I am personally acquainted, or who proved to me on satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 1990.

Notary Public
My Commission Expires: 11/12/90

CINDY S. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3448 07/25 0101 03CHECK 216.88

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8160 PAGE 255

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 63591.74
CON TX 209.88
PRFEE 1.00
WDEED 6.00
TOTAL 216.88
CHECK 216.88

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/25/90 01 15:14 0001 3448

44221.

IDENTIFICATION REFERENCE

JUL 25 3 12 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 340246