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BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 19 90

Notary Public

MY COMMISSION EXPIRES: November 21, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul N. Nelson (NAME)	Sovran Mortgage Corporation (NAME)	MAP 135-12A
2011 Nashboro Blvd. (ADDRESS)	P.O. Box 26388 (ADDRESS)	PARCEL 6
Nashville, Tn. 37217 (CITY) (STATE) (ZIP)	Richmond, Virginia 23260-6388 (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, James B. Davis and wife, Renee Wray-Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul N. Nelson and wife, Teri Lee Nelson

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 in Davidson County, Tennessee, described as follows to-wit:

Unit No. 2011 and Garage Unit No. 2011G, in Nashboro Village Twelve Condominium, a horizontal property regime, as shown on the plat of record in Book 4675, page 121, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James B. Davis and wife, Renee Wray-Davis by deed from Kenneth E. Mansfield, unmarried, of record in Book 6903, page 98, Register's Office for Davidson County, Tennessee.

Said conveyance is subject to such easements, covenants, restrictions, and other matters as are of record and pertain to the aforesaid Property as of the date hereof including, but not limited to, a Deed of Trust/Mortgage executed by James B. Davis and Renee M. Davis and to J. R. Cannon, Trustee dated June 27, 1986, to secure to Commerce Union Bank or its successors in interest thereunder (the "Noteholder") the payment of a Note dated June 27, 1986, (the "Note"), executed by James B. Davis and Renee M. Davis payable to the order of said Noteholder. Said Deed of Trust/Mortgage is recorded at Page 101 in Deed Book 6903 in the Clerk's Office/Recorder's Office of the Circuit Court of the City/County of Davidson.

The total outstanding indebtedness to the Noteholder under the Note as of the date hereof is eighty thousand and 00/100 Dollars ($80,000.00) and Paul N. Nelson and Teri L. Nelson by execution hereof agree to be bound by the terms, conditions, and covenants of said Note and Deed of Trust/Mortgage, to assume the timely payment of all sums, including the total outstanding indebtedness.

* SEE PAGE TWO (2) OF WARRANTY DEED

unimproved ( )
This is improved (X) property, known as 2011 Nashboro Blvd., Nashville, Tn. 37217
(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 our hand s this 9th day of July 19 90

James B. Davis

Renee Wray-Davis

Paul N. Nelson

Teri L. Nelson

SOVRAN MORTGAGE CORPORATION
BY: William G. Stone, Vice-President
BY: Donald W. Courtney, Assistant Secretary

BOX 15

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James B. Davis and wife, Renee Wray-Davis and Paul N. Nelson and wife, Teri L. Nelson

the bargainor s, with whom I am personally acquainted or proved to me on the basis of 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 9th day of July 19 90

Commission expires November 21, 1992

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ 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_____ .

My commission expires _____

Notary Public

* CONTINUED FROM PAGE ONE (1)

As is evidenced by the signature of its duly authorized officer below, the Noteholder hereby consents to this Deed/Mortgage and Assumption Agreement. Notwithstanding anything herein to the contrary, Noteholder also hereby agrees that James B. Davis and Renee M. Davis will be released of liability on the Deed of Trust/Mortgage and Note.

STATE OF VIRGINIA

CITY OF RICHMOND, To-wit:

I, Isabella Axelson, a Notary Public in and for the city aforesaid, in the State of Virginia, do certify that William G. Stone, Vice-President, and Donald J. Courtney, Assistant Secretary, respectively of Sovran Mortgage Corporation whose names as such are signed to the foregoing writing, have acknowledged the same before me in my city aforesaid.

My Commission expires on the 30th day of November 1993.
Given under my hand this 20th day of July, 1990.

Notary Public

4 4 8 7 3

FILE REFERENCE:

WARRANTY DEED

FROM Jul 27 1 43 PM '90 FELIX Z. WILSON CLERK & REGISTER DAVIDSON COUNTY, TN

James B. Davis and wife, Renee Wray-Davis

TO

Paul N. Nelson and wife, Teri Lee Nelson

RETURN TO:

Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, Tn. 37215

4254 07/27 0101 03CHECK 297.40

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 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	88000.00
CON TX	290.40
PRFEE	1.00
WDEED	6.00
TOTAL	297.40
CHECK	297.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/27/90 01 13:46 0001 4254

44873

IDENTIFICATION REFERENCE

JUL 27 1 44 PM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 341036