FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,083.66

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 19 90

Notary Public

MY COMMISSION EXPIRES: 3-3-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Dana C. Edmond , etux (NAME)	Sovran Mortgage Corporation (NAME)	150-3-92
3313 Timber Trail (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 26388 (STREET ADDRESS)	2D-41980
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23260-6388 (CITY) (STATE) (ZIP)	

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, Gary W. Dodd and wife, Faith R. Dodd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dana C. Edmond and wife, Jill Edmond

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:

Being Lot No. 54 on the plan of The Country, Section 3, as of record at Book 5200, page 44, Register's Office for Davison County Tennessee, to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the Grantors herein by deed at Book 7733, page 354, said Register's Office.

This conveyance is made subject to 1990 property taxes, restrictive covenants of record at Book 5281, page 813, the limitations shown on said plan at Book 5220, page 44, and Deed of Trust at Book 7066, page 123, all said Register's Office.

As part of the consideration for this transfer, for and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and the other good and valuable consideration, a part of which is the assumptino of one certain trust deed dated on December 4, 1986, and filed for record December 11, 1986 in the office of the recorded of deeds of Davidson County, Tennessee, in Book 7066, page 123, and note of even date thereby secured, in the original principal amount of $90,000.00, payable to Commerce Union Bank (now Sovran Mortgage Corporation) which debt the grantee herein assumes and agrees to pay as part of the purchase price. The grantee further hereby assumes the obligations of Roger D. Winslow and wife, Margaret J. Winslow under the terms of the instuments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. **FURTHER,** the said grantors do hereby transfer and convey all right, title and*

This is improved (X) property, known as 3313 Timber Trail, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City, Town) (Postal Zip)

*interest in and to the escrow account and insurance policy held in connection with said Deed of Trust.

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 27th day of July, 19 90

Gary W. Dodd

Faith R. Dodd

Dana C. Edmond
(to evidence assumption obligations)

Jill Edmond

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary W. Dodd etux Faith R. Dodd and Dana C. Edmond and wife, Jill Edmond

the bargainors, 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 27th day of July, 1990.

Commission Expires 3-3-92

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Gary W. Dodd and wife,

TO
Faith R. Dodd

Dana C. Edmond and wife,

Jill Edmond

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

45001

TENTATIVE REFERENCE

JUL 30 8 27 AM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

4402 07/30 0101 03CHECK 330.73

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 98083.66
CON TX 323.73
PRFEE 1.00
WDEED 6.00
TOTAL 330.73
CHECK 330.73

07/30/90 01 08:30 0001 4402

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45001

IDENTIFI REFERENCE

JUL 30 8 27 AM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

No. 341182