THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

BOOK 8167 PAGE 859

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Thomas H. Marks, Jr. and wife, Rhonda L. Marks 1501 Brannon Drive Madison, TN 37115	Sovran Mortgage Corp. 201 East Cary Street Richmond, Virginia 23219	Map # 63 Parcel # 171

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, DEOBORAH GAYLE MARKS THOMPSON, as Executrix of the estate of Thomas H. Marks, Sr., DEBORAH GAYLE MARKS THOMPSON and husband, RICHARD D. HARTLEY, and PAMELA LYNN MARKS VERMILLION and husband, ROY J. VERMILLION, do hereby transfer and convey unto THOMAS H. MARKS, JR., and wife, RHONDA L. MARKS, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey dated May 21, 1973, made by Ralph W. C. Lambert, as follows:

Beginning at a point in the easterly margin of Brannon Drive extended, same being the northwesterly corner of the property herein described; thence North 66 degrees 40 minutes East 265.96 feet to a point; thence North 67 degrees 31 minutes East 223.1 feet to a point, corner to G.D. Daniel; thence with said Daniel, South 12 degrees 34 minutes East 229.3 feet to a point, South 69 degrees 32 minutes West 416.3 feet to a point and North 31 degrees 40 minutes West 210.0 feet to the point of beginning, containing 2.24 acres, more or less.

Being the same property conveyed to Thomas Marks and wife, Jean Marks by deed from George Dewey Daniel and wife, Ruth Marie Daniel of record in Book 4714, Page 57, Register's Office for Davidson County, Tennessee. The said Jean Marks having since died on December 18, 1988 thereby vesting fee simple title in Thomas Marks (a/k/a Thomas Marks, Sr.) as surviving tenant by the entirety. The said Thomas Marks having since died on November 13, 1989 leaving a Last Will and Testament of record in Will Book 169, Page 006, Probate Court Clerk's Office for Davidson County, Tennessee whereby his interest in said property was devised to Deborah Gayle Marks Thompson, Pamela Lynn Marks Vermillion, and Thomas H. Marks, Jr.

The said Richard D. Hartley and Roy J. Vermillion join in this conveyance for purposes of conveying any interest they may received in the above described property by virtue of marriage, or otherwise.

This is improved real property known as 1501 Brannon Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said THOMAS H. MARKS, JR., and wife, RHONDA L. MARKS, their heirs, successors and assigns forever, subject to the following restrictions:

For a period of five (5) years from the date of execution of this deed, THOMAS H. MARKS, JR., and wife, RHONDA L. MARKS, warrant that they shall keep all mortgage payments on the realty current; obtain and provide full coverage property insurance on the realty; keep all applicable property taxes paid on the realty; allow no judgments, garnishments, or liens to be levied against said realty; file no bankruptcies; and without the written consent of DEBORAH GAYLE MARKS THOMPSON and PAMELA LYNN MARKS VERMILLION agree not to attempt to sell or otherwise alienate either of their respective interest in the realty as tenants by the entirety. It is further agreed that upon any of the aforementioned acts occuring within the five (5) year period, the Grantees' estate shall cease and the remainder interest in the improved realty shall vest in THOMAS H. MARKS, JR., DEBORAH GAYLE MARKS THOMPSON, and PAMELA LYNN MARKS VERMILLION, their heirs and assigns. The parties further agree that after five (5) years from the date of execution of this deed, if none of the above mentioned acts occur, the Grantees shall own the herein described property in fee simple absolute.

The undersigned covenant with the said THOMAS H. MARKS, JR., and wife, RHONDA L. MARKS, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1990 which are prorated to date of closing and assumed by the Grantees.

2. The reversionary interest of the Grantors and Thomas H. Marks, Jr. set forth above.

3. The existing tenant in common interest of Thomas H. Marks, Jr.

Except as set forth above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said THOMAS H. MARKS, JR., and wife, RHONDA L. MARKS, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 30th day of July, 1990.

Deborah Gayle Marks Thompson

DEBORAH GAYLE MARKS THOMPSON,
as Executrix of the estate of Thomas H. Marks, Sr.

Deborah Gayle Marks Thompson

DEBORAH GAYLE MARKS THOMPSON

Richard D. Hartley

RICHARD D. HARTLEY

Pamela Lynn Marks Vermillion

PAMELA LYNN MARKS VERMILLION

Roy J. Vermillion M.D.

ROY J. VERMILLION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Warren Maxey Smith, a Notary Public in and for said State and County, DEBORAH GAYLE MARKS THOMPSON, Individually, and as Executrix of the estate of Thomas H. Marks, Sr. and husband, RICHARD D. HARTLEY, the within named 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 30th day of July, 1990.

Warren Maxey Smith
NOTARY PUBLIC

My Commission Expires: 3-11-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Warren Maxey Smith, a Notary Public in and for said State and County, PAMELA LYNN MARKS VERMILLION and husband, ROY J. VERMILLION, the within named 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 30th day of July, 1990.

Warren Maxey Smith
NOTARY PUBLIC

My Commission Expires: 3-11-91

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $65,000.00.

Thomas H. Marks Jr.
THOMAS H. MARKS, JR.

Sworn to and subscribed before me this 31st day of July, 1990.

Warren Maxey Smith
NOTARY PUBLIC

My Commission Expires: 3-11-91

46931

FILED FOR RECORD
AUG 3 3 18 PM '90

6975 08/03 0101 03CHECK 224.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8167 PAGE 862

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	65000.00
			CON TX	214.50
			PRFEE	1.00
			WDEED	9.00
			TOTAL	224.50
			CHECK	224.50

08/03/90 01 15:20 0001 6975

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46931

IDENTIFICATION

AUG 3 3 18 PM '90

No. 343442