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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,976.55

Kenneth L. Busker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 19 90

Notary Public

MY COMMISSION EXPIRES: October 8, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Bette F. Busker (NAME)	Sovran Mortgage Corporation (NAME)	150-14-0
3344 Oak Timber Drive (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	059.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	02DX 06091

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, James B. Ellis and wife, Cheryl A. Ellis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bette F. Busker and husband, Kenneth L. Busker

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:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Lake Town Park, Section 4, of record in Plat Book 6900, Page 661, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James B. Ellis and wife, Cheryl A. Ellis by deed of record in Book 7884, Page 21, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Tennessee Mortgage Corporation of record in Book 7884, Page 24, and assigned to Sovran Mortgage Corporation said Register's Office with a present unpaid balance of approximately $75,976.55, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee futher assumes the obligation of the grantor and/or original mortgagor under the terms of any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of prepayment arising from the guaranty or insurance of the indebtedness.

This is unimproved ( ) improved (X) property, known as 3344 Oak Timber Drive, Antioch, TN 37013
(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 seised 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 hands this 3rd day of August, 19 90

James B. Ellis

Cheryl A. Ellis

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 James B. Ellis and wife, Cheryl A. Ellis

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 Antioch, Tennessee, this 3rd day of August, 19 90.

Lori Stephens
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

Commission Expires October 9, 1991

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
James B. Ellis and wife, Cheryl A. Ellis

TO
Bette F. Busker and husband, Kenneth L. Busker

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

7323 08/06 0101 03CHECK 274.30

FELIX Z. MILSTEAD, REGISTER
DAVIDSON COUNTY, TN
Aug 6 10 37 AM '90

IDENTIFICATION REFERENCE

47221

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 80976-55
CON TX 267-30
PRFEE 1-00
WDEED 6-00
TOTAL 274-30
CHECK 274-30

08/06/90 01 10:39 0001 7323

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47221

IDENTIFICATION REFERENCE

Aug 6 10 37 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 343788