Loan # 361417

THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $90,000.00.

Joseph Clarence Spalding
Affiant

Subscribed and sworn to before this 23rd day of July, 1990.

Notary Public

My Commission Expires: 1/23/94

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Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
JOSEPH CLARENCE SPALDING 1312 Howard Avenue Nashville, Tennessee 37216	SOVRAN MORTGAGE CORP. P. O. Box 26388 Richmond, VA 23260-6388	MAP 72-3 PARCEL 231 15DZ 10115

WARRANTY DEED

7742 08/07 0101 03CHECK 307.00

FOR AND IN CONSIDERATION of the sum of NINETY THOUSAND AND NO/100 Dollars, ($90,000.00) cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **J. DAVID JARRARD and wife, BRENDA R. JARRARD**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOSEPH CLARENCE SPALDING and wife, RITA ANN SPALDING** 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 the easterly 125.0 feet of Lot No. 152 on the plan of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID property fronts 125.0 feet, more or less, on the southerly margin of Howard Avenue and extends back 206.0 feet, more or less, on the southeasterly line and 163.0 feet, more or less, on the westerly line to a point of intersection.

BEING the same property conveyed to J. David Jarrard and wife, Brenda R. Jarrard by deed from the Estate of Frances Richard of record in Book 7948, page 269, 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 executed by J. David Jarrard and Brenda R. Jarrard to Thomas F. Baker, IV, Trustee, dated September 25, 1989, to secure to First Tennessee Bank National Association or its successors and assigns in interest thereunder (the "Noteholder") the payment of a Note dated September 25, 1989, (the "Note"), executed by J. David Jarrard and Brenda R. Jarrard payable to the order of said Noteholder. Said Deed of Trust is recorded at Book 7948, page 272, Register's Office for Davidson County, Tennessee.

The total outstanding indebtedness to the Noteholder under the Note as of the date hereof is SEVENTY EIGHT THOUSAND THREE HUNDRED NINETY AND 07/100 Dollars ($78,390.07) and Joseph Clarence Spalding and Rita Ann Spalding by execution hereof agree to be bound by the terms, conditions and covenants of said Note and Deed of Trust and to assume the timely payment of all sums, including the total outstanding indebtedness.

As is evidenced by the signature of its duly authorized officer below, the Noteholder hereby consents to this Deed and Assumption

Agreement. Notwithstanding anything herein to the contrary, Noteholder also hereby agrees that J. David Jarrard and Brenda R. Jarrard will be released of liability on the Deed of Trust and Note.

This is improved property known as 1312 Howard Avenue, Nashville, Tennessee 37206.

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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 23rd day of July, 1990.

J. David Jarrard by Brenda R. Jarrard, Atty. in Fact
J. DAVID JARRARD

Brenda R. Jarrard
BRENDA R. JARRARD

AGREED TO:

Joseph Clarence Spalding
JOSEPH CLARENCE SPALDING

Rita Ann Spalding
RITA ANN SPALDING

CONSENTED:

SOVRAN MORTGAGE CORPORATION

William G. Stone
William G. Stone
Vice President

ATTEST:

Donald W. Courtney
Donald W. Courtney
Assistant Secretary

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 BRENDA R. JARRARD and JOSEPH CLARENCE SPALDING and wife, RITA ANN SPALDING, 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 23rd day of July, 1990.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

2-24-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of July, 1990, before me, Mitchell A Watts, a Notary Public in and for said County and State, personally appeared BRENDA R. JARRARD, to me known to be the person who executed the foregoing instrument on behalf of J. DAVID JARRARD, and acknowledged that she executed the same as the free act and deed of the said J. DAVID JARRARD.

Witness my hand and seal at Nashville, Tennessee, this 23rd day of July, 1990.

Mitchell A Watts
Notary Public

My Commission Expires:

1-28-94

STATE OF VIRGINIA)
~~COUNTY~~ City OF RICHMOND)

Before me, ISABELLA AXELSON, a Notary Public of the State and County aforesaid, personally appeared WILLIAM G. STONE and DONALD W. COURTNEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Vice President and Assistant Secretary, respectively of Sovran Mortgage Corporation, the within named bargainor, a corporation, and that they as such Vice President and Assistant Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as Vice President and Assistant Secretary.

WITNESS my hand and official seal at office in Richmond, Virginia, this 31st day of July, 1990.

Isabella Axelson
Notary Public

My Commission Expires:

November 30,1993

47568

IDENTIFICATION REFERENCE

AUG 7 9 59 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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	90000.00
CON TX	297.00
PRFEE	1.00
MDEED	9.00
TOTAL	307.00
CHECK	307.00

08/07/90 01 10:04 0001 7742

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47568

IDENTIFICATION REFERENCE

AUG 7 9 59 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 344202