BOOK 8169 PAGE 874

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,161.71 + 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 1990

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS | MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES | MAP-PARCEL NUMBERS |
| Traci L. Sterling (NAME) | Sovran Mortgage Corporation (NAME) | Map 26-7 |
| 126 Corbridge Court (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 26388 (STREET ADDRESS) | Par. 93 |
| Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP) | Richmond, VA 23260 (CITY) (STATE) (ZIP) | GO-20492 |

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. Charles G. Harding and wife, Mary Bea Harding

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Traci L. Sterling

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. 85 on the Resubdivision of Windsor Green, Phase I, Section III, of Lots 73 through 87, of record in Book 6200, page 366, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Charles G. Harding and wife, Mary Bea Harding by deed from Randall Phillips Builders, Inc., of record in Book 7082, page 22, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Sovran Mortgage Corporation of record in Book 7082, page 25, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee.

7833 08/07 0101 03CHECK 268.36

THIS conveyance subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6406, page 929; By-laws of record in Book 6406, page 942; and such easements and setback lines of record in Book 6200, page 366, said Register's Office.

unimproved ( )
This is improved (X) property, known as 126 Corbridge Court Goodlettsville, TN 37072
(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 Whereever 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 this 6th day of August, 1990

Charles G. Harding

Mary Bea Harding

STATE OF TENNESSEE }
Davidson COUNTY }

Personally appeared before me, Charles G. Harding and Mary Bea Harding
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t he y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 6th day of August 19 90.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE }
COUNTY }

Personally appeared before me,
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

4765

**WARRANTY DEED**

FROM

Charles G. Harding and wife,

Mary Bea Harding

TO

Traci L. Sterling

IDENTIFICATION REFERENCE

Aug 7 11 40 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This form compliments of:

**title escrow, inc.**

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

**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 | 79161.71 |
| CON TX | 261.36 |
| PRFEE | 1.00 |
| MDEED | 6.00 |
| TOTAL | 268.36 |
| CHECK | 268.36 |

08/07/90 01 11:46 0001 7833

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47651

IDENTIFICATION REFERENCE

AUG 7 11 49 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 344293