AUG 9 2 20 PM '90
THE NTP REFERENCE
4831.4

THIS INSTRUMENT PREPARED BY:

Richard A. Jones
Evans, Jones & Reynolds
6th Floor, Metropolitan Federal Bldg.
230 Fourth Avenue North
Nashville, TN 37219-0047

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP/PARCEL NO.
Dr. and Mrs. Robert A. Sewell	SunTrust Mortgage, Inc.	Map: 116-14
225 Deer Park Drive	P.O. Box 105277	Parcel: 2
Nashville, TN 37205	Atlanta, GA 30348-5277	

For and in consideration of the sum of One and 00/100 ($1.00) Dollars, cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, **Ann Hendricks Wiley**, unmarried, has this day bargained and sold, and by these presents does transfer and convey unto **Robert A. Sewell and wife, Cynthia P. Sewell**, 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 part of Lot No. 2 on the Plan of Mrs. Mary I. Harris Division of Lots Nos. 1 and 2 of Bransfords Subdivision of Lot No. 27, etc., in Belle Meade, as of record in Book 547, page 31, Register's Office for said County, and described as follows:

Beginning on the northerly margin of Bellevue Drive North at R.A. Coleman's southeast corner; thence with his easterly line North 14° East 344.5 feet to the southerly margin of Deer Park Drive; thence with the southerly margin of said Drive, easterly 237.5 feet to the westerly margin of a private drive, being the northeast corner of said Lot No. 2; thence with the westerly margin of said private drive, southerly 339 feet to the intersection of the northerly line of Bellevue Drive North; thence with the northerly margin of said Drive, southwesterly 131 feet, continuing with said margin westerly 22 feet to the beginning.

Being the same property conveyed to Ann Hendricks Wiley by deed from Sally Feldman and husband, Al Feldman, of record in Book 3400, page 605, Register's Office for Davidson County, Tennessee.

This is improved property known as 225 Deer Park Drive, Nashville, Tennessee, 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert A. Sewell and wife, Cynthia P. Sewell, their heirs and assigned, forever.

And Grantor further covenants with the said Robert A. Sewell and wife, Cynthia P. Sewell, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the following:

1. Metro and City of Belle Meade taxes for 1990 have been prorated and assumed by the Grantees.

2. Easement for Sanitary Sewer of record in Book 5787, page 33, Register's Office for Davidson County, Tennessee.

The Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Robert A. Sewell and wife, Cynthia P. Sewell, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 6 day of August, 1990.

Ann Hendricks Wiley
ANN HENDRICKS WILEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Teresa L. Beard, a Notary Public of the State and County aforesaid, the within named **Ann Hendricks Wiley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, in Nashville, Davidson County, Tennessee, this 6th day of August, 1990.

Teresa L. Beard
Notary Public

My Commission Expires: 7-13-91.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Affiant

Sworn to and subscribed before me this the 6th day of August, 1990.

Teresa L. Beard
Notary Public

My Commission Expires: 7-13-91.

A:Wiley.WD
thg

8171 08/09 0101 03CHECK 2399.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8171 PAGE 778

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 725000.00
CON TX 2392.00
ERR CO
CON TX 2392.00-
~~CON TX 2392.50~~
~~PRFEE 1.00~~
WDEED 6.00
TOTAL 2399.50
CHECK 2399.50

08/09/90 01 14:29 0001 8617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4831:4

IDENTIFICATION

AUG 9 2 20 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 345065