STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 66,959.02

Debra Kay Spears
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August 19 90

Lee C. [illegible]
Notary Public

MY COMMISSION EXPIRES: November 21, 1992
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra Kay Spears (NAME)	Sovran Mortgage Corporation (NAME)	MAP 150-7
805 Fall Court (ADDRESS)	P.O. Box 26388 (ADDRESS)	PARCEL 389
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Richmond, Virginia 23260-6388 (CITY) (STATE) (ZIP)	

FOR AND 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, Robert L. Osburn and wife, Merriam R. Osburn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debra Kay Spears, unmarried

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. 370 on the Plan of Towne Village of the Country, Section 4-B, as of record in Book 6250, page 496, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert L. Osburn, unmarried, by deed from Randall Phillips Builders, Inc. of record in Book 6966, page 137, Register's Office for Davidson County, Tennessee.

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

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6996, page 140 , Register's Office for Davidson County Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

unimproved ( )
This is improved (X) property, known as 805 Fall Court, 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 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.

Witness our hand s this 23rd day of August, 19 90

Robert L. Osburn

Merriam R. Osburn

BOX 15

BOOK 8181 PAGE 891

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 Robert L. Osburn and wife, Merriam R. Osburn

the bargainor s, 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 August 19 90

Commission expires November 21, 1992

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

5.2195.

IDENTIFICATION REFERENCE

Aug 24 1 22 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Robert L. Osburn and wife, Merriam R. Osburn

TO

Debra Kay Spears

RETURN TO:

Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, Tn. 37215

228.10 CHECK 0101 08/24/90 3208

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8181 PAGE 892

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 66959.02
				CON TX 221.10
				PRFEE 1.00
				WDEED 6.00
				TOTAL 228.10
				CHECK 228.10

08/24/90 01 13:26 0001 3208

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.21 95.

IDENTIFICATION REFERENCE

AUG 24 1 22 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 349603