STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,855.00

Cynthia Ann Custer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September, 19 90

W. K. Georgas, Jr.
Notary Public

MY COMMISSION EXPIRES December 29, 1990
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CYNTHIA ANN CUSTER, UNMARRIED	SOVRAN MORTGAGE CORPORATION	44-15-270
(NAME) 1107 ELLISTON STREET	(NAME) 1512 WILLOW LAWN DRIVE	
(STREET ADDRESS OR ROUTE NUMBER) OLD HICKORY , TN 37138	(STREET ADDRESS) RICHMOND, VIRGINIA 23230-3479	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, EUGENE D. STINSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CYNTHIA ANN CUSTER, 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:

BEING LOT NO. 52, SECTION "C", VILLAGE OF OLD HICKORY, AS SHOWN ON PLAN RECORDED JULY 16, 1948, BOOK 1424, PAGE 66, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FRONTING 54.9 FEET ON ELLISTON STREET, CONTAINING 0.08 ACRES, MORE OR LESS;

SUBJECT TO AND/OR RESERVING ONE (1) PERMANENT EASEMENT 2.5 FEET WIDE FOR UTILITIES, TOGETHER WITH ALL RIGHTS IN CONNECTION WITH SAID EASEMENT, INCLUDING THE INGRESS AND EGRESS OVER THE PROPERTY HEREIN CONVEYED FOR SERVICING EASEMENT, ALL AS SHOWN ON SAID RECORDED PLAN, WHICH IS MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO.

BEING THE SAME PROPERTY CONVEYED TO EUGENE D. STINSON AND WIFE, KATIE L. STINSON OF RECORD IN BOOK 2025, PAGE 548, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID KATIE L. STINSON HAVING SINCE DIED ON MAY , 1979 IN DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

RUTH B. STINSON, SPOUSE OF EUGENE D. STINSON JOINS IN THIS CONVEYANCE FOR THE EXPRESS PURPOSE OF CONVEYING ANY AND ALL OF HER RIGHT TITLE AND INTEREST, INCLUDING ALL MARITAL AND HOMESTEAD RIGHTS, IN AND TO THE WITHIN DESCRIBED PROPERTY UNTO CYNTHIA ANN CUSTER, UNMARRIED.

This is improved X unimproved property, known as 1107 ELLISTON STREET , OLD HICKORY , TN , 37138
(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 my hand this 4th day of September, 19 90

EUGENE D. STINSON Eugene D. Stinson RUTH B. STINSON Ruth B. Stinson

STATE OF TENNESSEE
County of DAVIDSON
Personally appeared before me,
EUGENE D. STINSON AND SPOUSE RUTH B. STINSON
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

BOOK 8189 PAGE 297

Witness my hand, at office, this 4th day of September, 1990

Commission expires December 29, 1990

W. K. GEORGAS, JR.
Notary Public

STATE OF TENNESSEE
County of
Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ 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

Commission expires

Notary Public

54085

SEP 5 10 29 AM '90

6046 09/05 0101 03CHECK 168.37

WARRANTY DEED

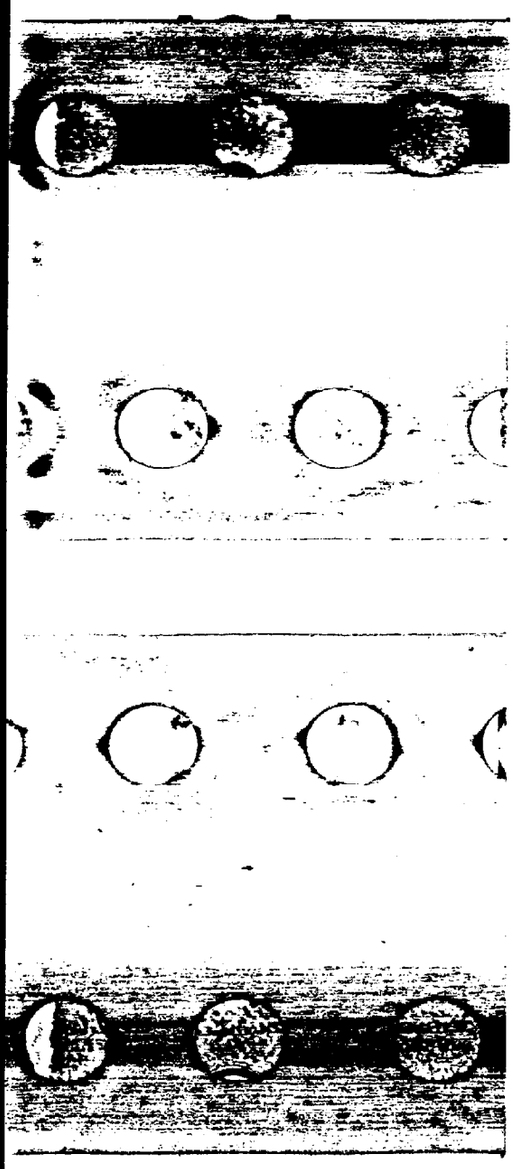
FROM
EUGENE D. STINSON

TO
CYNTHIA ANN CUSTER, UNMARRIED

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8189 PAGE 298

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 48855.00
CON TX 161.37
PRFEE 1.00
MDEED 6.00
TOTAL 168.37
CHECK 168.37

09/05/90 01 10:30 0001 6046

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 8 8 5.

IDENTIFICATION REFERENCE

SEP 5 10 29 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 352732