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 $72,641.54.

James C. Oliver
Affiant

Subscribed and sworn to before this 7th day of September, 1990.

Notary Public

My Commission Expires: 1/23/94

Address New Owner:	**Send Tax Bills to:**	**Map/Parcel Nos.**
JAMES C. OLIVER 2805 Noonan Drive Nashville, Tennessee 37206	SOVRAN MORTGAGE CORP. P.O. Box 26388 Richmond, VA 23260-6388	MAP 83-15 PARCEL 101 15DA 54075

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY TWO THOUSAND SIX HUNDRED FORTY ONE AND 54/100 DOLLARS ($72,641.54), cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **CAROLE S. MARRERO McREYNOLDS, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **JAMES C. OLIVER, unmarried** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 116 on the Plan of Fortland Park, Section I, of record in Book 2663, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete legal description.

BEING the same property conveyed to Carole S. Marrero by deed from Ray A. Stewart and wife, Janice M. Stewart, of record in Book 7237, page 895, Register's Office for Davidson County, Tennessee; the said Carole S. Marrero having since married Larry L. McReynolds and is now known as Carole S. Marrero McReynolds.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust in favor of Commerce Union Bank of record in Book 7237, page 898, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

Larry L. McReynolds, husband of Carole S. Marrero, joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

This is improved property known as 2805 Noonan Drive, Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 7th day of September, 1990.

Carole S Marrero
CAROLE S. MARRERO

Larry L McReynolds

James C. Oliver
JAMES C. OLIVER - Grantee

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 CAROLE S. MARRERO and husband, LARRY L. McREYNOLDS and JAMES C. OLIVER, 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 7th day of September, 1990.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

56272

IDENTIFICATION REFERENCE

SEP 11 8 58 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

7648 09/11 0101 03CHECK 246.58

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8192 PAGE 993

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 72641.54
				CON TX 239.58
				PRFEE 1.00
				MDEED 6.00
				TOTAL 246.58
				CHECK 246.58

09/11/90 01 09:00 0001 7648

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.6272.

IDENTIFICATION REFERENCE

SEP 11 8 58 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 354314