Prepared By: JOHN W.STAPP,IV
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SENT TAX BILLS TO:	MAP/PARCEL NO.
CATHERINE ANN IRWIN	SUNTRUST MORTGAGE	142-14
804 Harpeth Knoll Road	P.O. Box 100100	Parcel 158
Nashville, TN 37221	Atlanta, GA 30348	FBN9D59998

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER IS $82,500.00

Catherine Ann Irwin

Sworn and subscribed to before me this September 14, 1990.

My Commission Expires: 5/22/93

Notary Public

FOR AND IN CONSIDERATION of the sum of TEN and no/100 ($10.00) DOLLARS, the receipt and sufficiency of which is hereby acknowledged, R. SCOTT BRUNER and wife, SUSAN BRUNER, the "Grantors" herein, have this date bargained and sold, and do hereby sell, transfer and convey unto CATHERINE ANN IRWIN, unmarried, the "Grantee" herein, her heirs and assigns, all their right, title and interest in the following described tract of land:

> Land in Davidson County, Tennessee, being Lot No. 678 on the Plan of Section Three Harpeth Woods, as of record in Plat Book 5200, Page 270, Register's Office for said County, to which Plan reference is made for a more complete description.
>
> Being the same property conveyed to Grantors, R. Scott Bruner and wife, Susan Bruner, by deed from Scott Leary and wife, Mary W. Leary, of Record in Book 7591, Page 621, Register of Deeds Office for the County of Davidson, Tennessee.

As part of the consideration for this transfer, the Grantee, CATHERINE ANN IRWIN, hereby expressly assumes and agrees to pay the principal balance now due, plus further interest on a certain Note dated April 23, 1986, in the original principal sum of $66,587.00, payable to SUNTRUST MORTGAGE, INC. formerly THIRD NATIONAL MORTGAGE COMPANY in monthly installments, including interest as set forth in said Note, and being secured by a Deed

of Trust of Record in Book 6839, Page 262, said Register's Office for Davidson County, Tennessee, as evidenced by her signature hereto.

TO HAVE AND TO HOLD the above described real estate together with all improvements situated thereon and appurtenances thereunto belonging unto the said Grantee and Grantee's heirs and assigns, in fee simple forever.

WE COVENANT with the said grantee that we are lawfully seized and possessed of the above described real estate, that we have good and lawful right to sell and convey the same and that the same is unencumbered except as provided herein and the Public Records, and we bind ourselves and our heirs and representatives to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

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

WITNESS our hands this 14th day of September, 1990

ACCEPTED:

CATHERINE ANN IRWIN

R. SCOTT BRUNER

SUSAN BRUNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 14th day of September, 1990, before me, the undersigned officer, personally appeared R. SCOTT BRUNER and wife, SUSAN BRUNER, known to me, or satisfactorily proven to be the persons whose names are subscribed hereto, and acknowledged that they executed the same as for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 14th day of September, 1990, before me, the undersigned officer, personally appeared CATHERINE ANN IRWIN, known to me, or satisfactorily proven to be the person whose name is subscribed hereto, and acknowledged that she executed the same as for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My Commission Expires: 5/22/93

57499

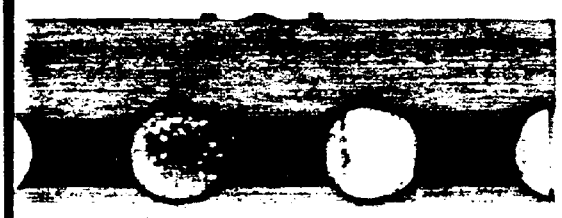
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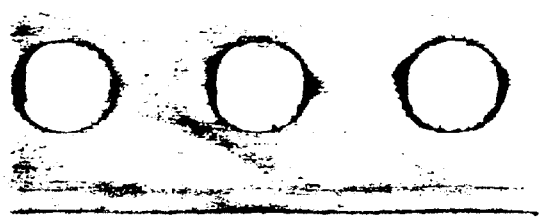
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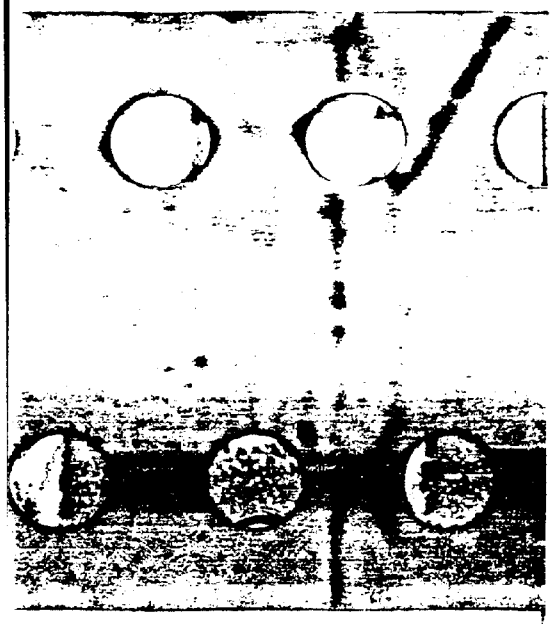
FELIX Z WILKINS REGISTER
DAVIDSON COUNTY, TN

RECEIPT

09/14 0101 03CHECK 279.25







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8196 PAGE 517

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 82500.00
CON TX 272.25
PRFEE 1.00
WDEED 6.00
TOTAL 279.25
CHECK 279.25

09/14/90 01 15:31 0001 9090

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57499

IDENTIFICATION REFERENCE

SEP 14 3 20 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 355733