PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (jcb) (Title No: 30387)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 130,000.00

x Janet Trent Templeton
Affiant

Sworn and subscribed before me this
28th day of September, 1990.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
John Gilbert Templeton
4013 Copeland Drive
Nashville, TN 37215

MORTGAGEE:
Sovran Mortgage Corporation
1512 Willow Lawn Drive
Richmond, VA 23230-3479

MAP-PARCEL NUMBERS
7DA 33115, 116-16-036

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann P. Cowden Beard and spouse, William L. Beard,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Gilbert Templeton and spouse, Janet Trent Templeton,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 27 on the plan of Evergreen Heights Part Two, of record in Book 1835, page 19, Register's Office for said County.

SAID Lot No. 27 fronts 135.8 feet on the westerly margin of Copeland Drive and extends back 117 feet on the southerly line and 186.9 feet on the northerly line to a broken line in the rear, measuring 155.1 feet thereon.

BEING the same property conveyed to Ann P. Cowden, a single person, by deed from Laura Lewis Goodwin (now Newton) et vir Neil Gregory Newton of record in Book 6650, page 92, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

61265
IDENTIF. TREFERENCE
OCT 1 11 59 AM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5970 10/01/90 0301-ET 436.00

This is improved property, known as: 4013 Copeland Drive, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of September, 1990.

Ann P. Cowden Beard
Ann P. Cowden Beard

Wm L. Beard
William L. Beard

State of Tennessee
County of Davidson

On this 28th day of September, 1990, before me the undersigned authority, personally appeared Ann P. Cowden Beard and William L. Beard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/26/92

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

W & I: 12/89





OFFICIAL RECEIPT

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

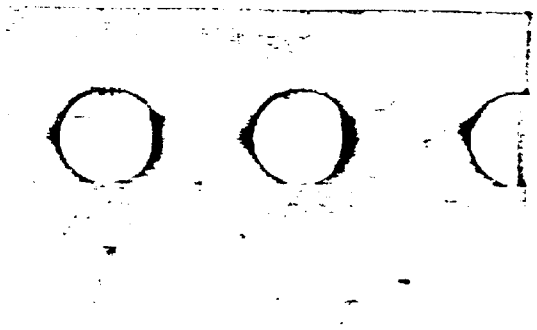
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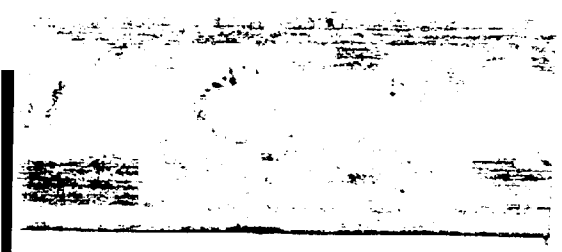
FOR _____

BOOK 8206 PAGE 781

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 130000.00
CON TX 429.00
PRFEE 1.00
WDEED 6.00
TOTAL 436.00
CHECK 436.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/01/90 01 12:00 0001 5878

6 1 2 6 5

IDENTIF. REFERENCE

OCT 1 11 59 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 360173