THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Debra A. Ponder 2167 June Drive Nashville, TN 37214	Sovran Mortgage Corp. 201 E. Cary Street Richmond, VA 23230	Map # 95.02 Parcel # 113

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, IRVIN G. WELLS and wife, MARGARET C. WELLS, do hereby transfer and convey unto DEBRA A. PONDER, unmarried, her successors and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. 6 on the Plan of Donelson Hills, as of record in Book 2331, Page 23, Register's Office for said County.
>
> Said Lot No. 6 fronts 75 feet on the southeasterly side of June Drive and runs back 198.3 feet on the northeasterly line and 210.2 feet on the southwesterly line which is a broken line, to a dead line in the rear on which it measures 73.2 feet.
>
> Being part of the same property conveyed to Irvin G. Wells and wife, Margaret C. Wells by deed from Realty Brokerage, Inc. of record in Book 2698, Page 383, said Register's Office.

This land is improved real property known as 2167 June Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said DEBRA A. PONDER, her heirs, successors and assigns forever.

The undersigned covenant with the said DEBRA A. PONDER, that they are lawfully seized and possessed of said real property in fee simple; have the good right to convey it and the same is unencumbered, except for:

1. Matters set forth on a Plan of record in Book 2331, Page 23, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants and easement of record in Book 2396, Page 365, Register's Office for Davidson County, Tennessee.

Except as set forth above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said DEBRA A. PONDER, her heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

61471

IDENTIF. REFERENCE

OCT 1 3 03 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 28th day of September, 1990.

Ann G. Wells
IRVIN G. WELLS

Margaret C. Wells
MARGARET C. WELLS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Elizabeth L. Barnard a Notary Public of the State and County aforesaid, personally appeared Irvin G. Wells and wife, Margaret C. Wells, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of September, 1990.

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 1/23/94

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $54,500.00.

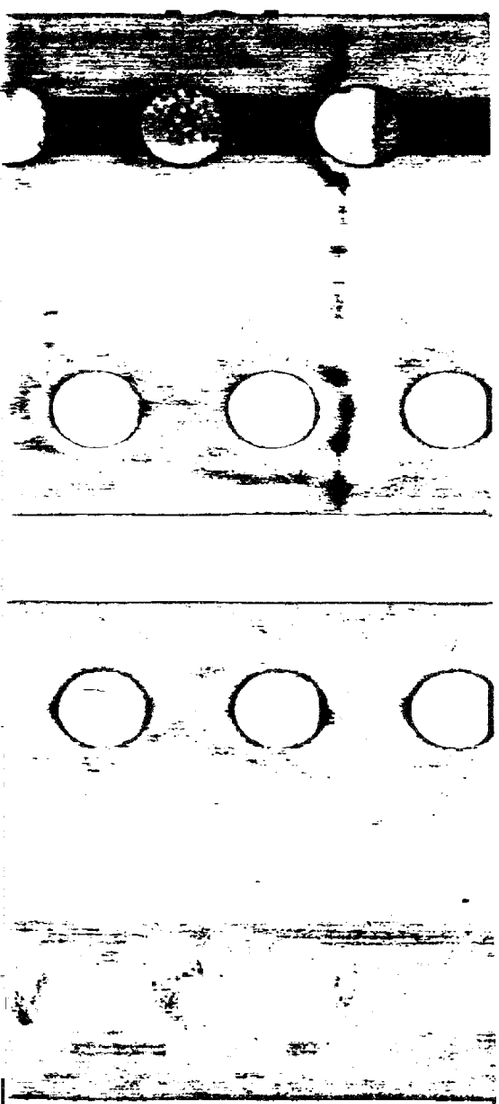
Debra A. Ponder
DEBRA A. PONDER

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

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 1/23/94

09/89 0701 0101 DEED 186.65



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8207 PAGE 414

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 54500.00
CON TX 179.85
PRFEE 1.00
WDEED 6.00
~~TOTAL 186.85~~
~~CHECK 186.85~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/01/90 01 15:04 0001 6089

6147 1

IDENTIF. REFERENCE

OCT 1 3 03 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 360381