BOOK 8210 PAGE 51 FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00
Howard W. Cousens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 1990
Patricia Nahlle
Notary Public
MY COMMISSION EXPIRES: 2/25/93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Howard W. Cousens (NAME)	Sovran Mortgage Corporation (NAME)	MAP 107-5
1955 Dabbs Avenue (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	PARCEL 80
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	02DA52630

FOR AND 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, Mark P. Anderson and wife, Cynthia J. Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard W. Cousens and wife, Judith M. Cousens

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. 61 and the northeasterly portion of Lot No. 62 on the Plan of Bel-Air Subdivision, Section 2, of record in Book 2900, page 31, Register's Office for said County, to which reference is made for a more complete description, and described according to a survey made by John Kohl, dated September 29, 1970, as follows: Beginning in the southwesterly margin of Dobbs Avenue at the front common corner of Lot Nos. 60 and 61 of said Subdivision; thence with the line between said Lot Nos. 60 and 61, southwestwardly 93 ft. to a concrete monument at the common corner of said Lot Nos. 60, 61 and 62; thence with the line between said Lot Nos. 60 and 62, southwestwardly 56.5 ft. to the most easterly rear corner of the property conveyed to Maxine G. Hitt, by deed from New Haven Park Company, as of record in Book 3858, page 264, said Register's Office; thence with said Hitt's northeasterly line, northwardly 143.4 feet to the southerly margin of Dabbs Court; thence, along the margin of Dabbs Court, in an easterly direction along a curve a distance of 63.8 ft. to a concrete monument; thence, continuing along the margin of Dabbs Court eastwardly 15 feet to a concrete monument; thence around a curve having a radius of 20 feet, southeastwardly 31.4 feet to a concrete monument in the southwesterly margin of Dabbs Avenue; thence along the margin of Dabbs Avenue southeastwardly 84 feet to the point of beginning.

BEING the same property conveyed to Mark P. Anderson and wife, Cynthia J. Anderson by deed from Roy P. Angel and wife, Fannie L. Angel and A. D. Angel, unmarried, of record in Book 7810, Page 393, Register's Office for said County.

JMC JMC Power of Attorney of record in Book 8210, page 46, said Register's Office.
JMC Avigation Easement and Contract, of record in Book 8210, page 48, said Register's Office.

This is unimproved (XX) improved ( ) property, known as 1955 Dabbs Avenue, Nashville, TN 37217
(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 heir 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 covey 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 our hand s this 28th day of September, 1990

Cynthia J. Anderson by Donald Anderson attorney-in-fact
Cynthia J. Anderson

Mark P. Anderson by Donald Anderson attorney-in-fact
Mark P. Anderson

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____ (or proved to me on the basis of satisfactory evidence

the bargainor _____, with whom I am personally acquainted/and who acknowledged that _____

executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted/and who

his oath himself (or proved to me on the basis of satisfactory evidence)

upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that (he) as such _____

(they)

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____

as such _____, and attesting the same by the said _____

as such _____

Witness my hand and official seal at office at _____ on this the _____

day of _____ 19 _____

My commission expires _____ _____

Notary Public

WARRANTY DEED 6 2 3 7 5

FROM Mark P. Anderson
Cynthia J. Anderson

TO Howard W. Cousens
Judith M. Cousens

IDENTIF. REFERENCE

Oct 4 8 24 AM '90

FELIX Z. WILSON REGISTER
~~DAVIDSON~~ COUNTY TN.

7128 10/04 0101 03CHECK 165.40

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

STATE OF TENNESSEE, COUNTY OF DAVIDSON

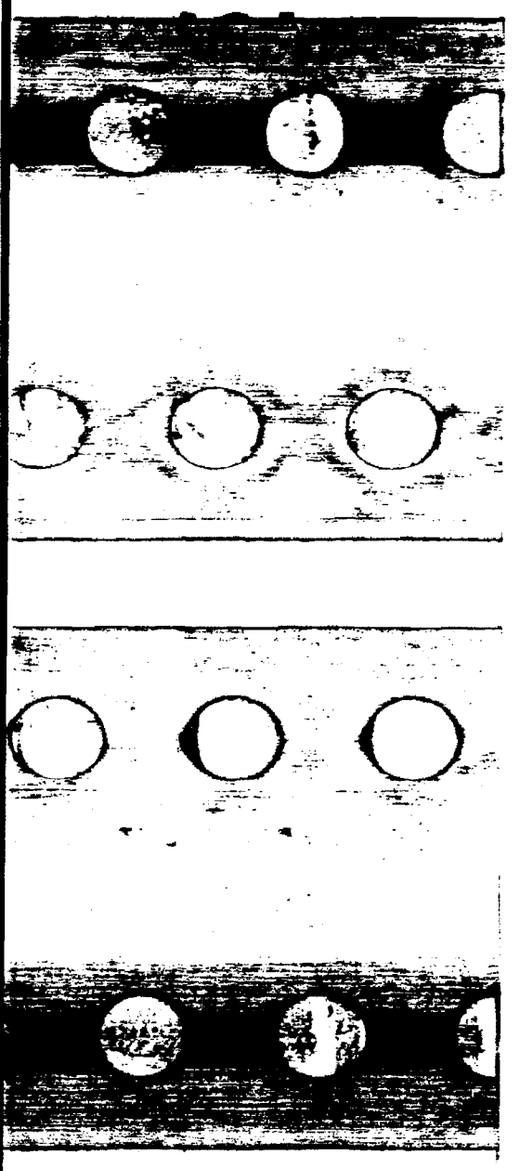
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Mark P. Anderson and wife, Cynthia J. Anderson, as their Attorney in Fact, as the free act and deed of the within named Mark P. Anderson and wife, Cynthia J. Anderson.

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

My Commission Expires: 7/24/93

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 48000.00
CON TX 158.40
PRFEE 1.00
MDEED 6.00
TOTAL 165.40
CHECK 165.40

10/04/90 01 08:25 0001 7128

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62375

IDENTIF. TREFERENCE

OCT 4 8 24 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 361413