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: 30506)

PETTY WILKINS R. 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: $ 110000.00

Mark N. Ellingham
Affiant

Sworn and subscribed before me this 16th day of November, 1990.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
Mark N. Ellingham
1917 Ashwood Avenue
Nashville, TN 37212

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

MAP-PARCEL NUMBERS
104-16-117/24W-9195

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 **Edward L. Renshaw, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark N. Ellingham and Carlin J. Sappenfield,** 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 the easterly 35 feet of Lot 72, and the westerly 35 feet of Lot No. 73, on the revised plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for said County.

SAID easterly part of Lot No. 72, and westerly part of Lot No. 73 fronts together 70 feet on the southerly margin of Ashwood Avenue and run back between parallel lines 175 feet to an alley.

BEING the same property conveyed to Edward L. Renshaw and wife, Catherine H. Renshaw by deed from William C. Roland and wife, Loretta T. Roland of record in Book 4765, page 355, said Register's Office. Catherine H. Renshaw has since died.

73629

IDENTIF. TREFERENCE

Nov 19 11 23 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

8566 11/19 0101 03CHECK 370.00

This is improved property, known as: 1917 Ashwood Avenue, Nashville, TN 37212

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 16th day of November, 1990.

Edward L. Renshaw

State of Tennessee
County of Davidson

On this 16th day of November, 1990, before me the undersigned authority, personally appeared Edward L. Renshaw, 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: 9/24/92

Notary Public

PETTY WILKINS R. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

W&I 12089

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8240 PAGE 130

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	
				110000.00
			CON TX	363.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	370.00
			CHECK	370.00
11/19/90	01		11:22 0001	8566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73629

IDENTIF. REFERENCE

Nov 19 11 23 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 374568