File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,882.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 19 90.

_____
Notary Public

MY COMMISSION EXPIRES 1/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Michael J. Dunbar, et ux (NAME)	Sovran Mortgage Corporation (NAME)	50-0-126
1214 Strawberry Cove (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	12D-87832
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Dunbar and his wife, Denise P. Dunbar

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

LAND in Davidson County, Tennessee, being Lot No. 54 on the Plan of Mulberry Downs, Phase 1, of record in Plat Book 7900, Pages 84, 85, 86, 87 and 88, said Register's Office.

SAID Lot No. 54 fronts 27.15 feet on the northerly margin of Strawbery Cove and extends back 104.27 feet on the westerly line and 114.93 feet on the easterly line to a dead line in the rear measuring 86.21 feet thereon.

Being part of the same property conveyed to Phillips Builders, Inc. by record in Book 7855, Page 630, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

7769555

IDENTIF. TREFERENCE

DEC 4 12 31 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

unimproved ( )
This is improved (XX) property, known as 1214 Strawberry Cove, Nashville, TN 37207
(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 heirs 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 convey ti, 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 my hand this 29th day of November, 19 90

Phillips Builders, Inc.

By: _____

Jackie Roark, Sr. Vice-President

STATE OF TENNESSEE
Davidson County

BOOK 8249 PAGE 260

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

_____

_____

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 DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jackie Roark or proved to me upon the basis of satisfactory evidence ~~and~~ _____ with whom I am personally acquainted and who upon ~~(their several oaths)~~ her oath acknowledged ~~(themselves)~~ herself to be the Sr. Vice-President ~~and~~ _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~she~~ she as such Sr. Vice-President ~~and~~ _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jackie Roark as such Sr. Vice-President ~~and attesting the same by the said~~ _____ ~~as such~~ _____.

Witness my hand and official seal at office at Nashville, TN on this the 29th day of November, 19 90.

My commission expires 1/23/94

_____
Notary Public

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Michael J. Dunbar

Denise P. Dunbar

6044 12/04 0101 03CHECK 247.57

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8249 PAGE 261

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 72882.00
CON TX 240.57
PRFEE 1.00
WDEED 6.00
TOTAL 247.57
CHECK 247.57

12/04/90 01 12:30 0001 6044
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76955

IDENTIF. REFERENCE

DEC 4 12 31 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378515