BOOK 8255 PAGE 689

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December 19 90

Notary Public

MY COMMISSION EXPIRES: March 11, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denzil K. Britt (NAME)	Sovran Mortgage Corporation (NAME)	Map 61-11A
806 South Chestnut Court (ADDRESS)	1512 Willow Lawn Drive (ADDRESS)	Parcel 52 CO
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Richmond, Virginia 23260 (CITY) (STATE) (ZIP)	4D-92058

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, Faxon Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Denzil K. Britt, unmarried

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. 52, Caleb Chase, a Planned Unit Development of record in Book 6250, pages 821 & 822, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and acurate description of said lot.

Being part of the same property conveyed to Faxon Homes, Inc. by deed from Riverbirch Builders, Inc. of record in Book 7453, page 966, Register's Office for Davidson County, Tennessee.

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

78911

IDENTIF. TREFERENCE

Dec 12 8 43 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

8464 12/12 0101 03CHECK 271.00

unimproved ( )
This is improved (XX) property, known as 806 South Chestnut Court, Old Hickory, Tennessee 37138
(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 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 my hand this 5th day of December 19 90

FAXON HOMES, INC.

By: Kenneth M. Ballew
Authorized Agent

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 or proved to me on the basis of satisfactory evidence, 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 March 11, 1991

_____
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 Kenneth M. Ballew with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Authorized Agent of the Faxon Homes, Inc. the within named bargainor, and corporation, and that he as such Authorized Agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Kenneth M. Ballew as such Authorized Agent.

Witness my hand and official seal at office at Nashville, Tennessee on this the 5th day of December 19 90.

My commission expires March 11, 1991

Mark A. Ellmore
Notary Public

WARRANTY DEED

FROM
Faxon Homes, Inc.

TO
Denzil K. Britt

RETURN TO:
Mark A. Ellmore, Attorney
388 Harding Place, Suite C
Nashville, Tennessee 37211

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 80000.00
				CON TX 264.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 271.00
				CHECK 271.00
12/12/90	01			08:42 0001 8464

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

789111

IDENTIF. TREFERENCE

DEC 12 8 43 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 380908