ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Horronda R. Johnson 2610 Eden Street Nashville, Tn 37	Sovran Mortgage Corp. 1512 Willow Lawn Drive Richmond, VA 23230	Map and Parcel 092-02-0-205

This instrument prepared by: Cindy S. Smith, Attorney at Law,
2525 Lebanon Road, Nashville, Tennessee 37214 (Box 27-Bottom)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, T.H.H. C.B.H. Theodore Herbert Hobbs ~~and wife,~~ having the remainder interest of the life estate of Margaret Andrews (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Horronda R. Johnson, the ("Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being lot no. 218 of block 11, on the map of the subdivision of the Hefferman Place, as of record in Book 161, page 138, Register's Office for Davidson County, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Margaret Andrews for her life with the remainder interest upon her death to her son Theodore Herbert Hobbs By Quitclaim Deed from Drake Holliday, Trustee, of record in Book 6495, Page 105, said Register's Office.

This is improved property commonly known as 2610 Eden Street, Nashville, Tn 37208.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of Record in Plat Book 161, Page 138, said Register's Office and all matters therein.

Emma Bell Hobbs wife of Theodore Herbert Hobbs joins in this conveyance to convey any and all interest she may have in said property particulary any marital interest.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $31,600.00.

Horronda R. Johnson
Affiant

Subscribed and sworn before me this 31 day of 12, 1990.

Notary Public
My Commission Expires: 7-23-94

82972
IDENTIF. TREFERENCE
JAN 2 1 42 PM '91
FELIX Z. WILSON Register
DAVIDSON COUNTY TN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of December, 1990.

Theodore Herbert Hobbs

Emma Bell Hobbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Theodore Herbert Hobbs and wife, Emma Bell Hobbs, with whom I am personally acquainted, or who proved to me on satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 1990.

Notary Public
My Commission Expires: 7-23-94

1943 01/02 0101 03CHECK 111.28

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8267 PAGE 622

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 31600.00
				CON TX 104.28
				PRFEE 1.00
				WDEED 6.00
				TOTAL 111.28
				CHECK 111.28
01/02/91	01			13:41 0001 1943

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82972

IDENTIF. TREFERENCE

JAN 2 1 42 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 385859