[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[Michael Y. Gunter et ux [805 Fitzpatrick Rd. [Nashville, Tn 37214	Sovran Mortgage Corp. P.O. Box 23688 Richmand, Virginia 23260	Map and Parcel 108-04-0
[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, I, William C. Heim, Jr, Unmarried, (the "Grantor") have bargained and sold, and by these presents do transfer and convey unto Michael Y. Gunter and wife, Regina L. Gunter, 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:

Being lot no. 271 of Plan of Section Three, Larchwood, of record in Book 5200, page 546, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete legal description.

Being the same property conveyed to William C. Heim, Jr., Unmarried by Quit Claim Deed from Susan A. Helm, of record in book 6917, page 4, said Register's Office.

This is improved property commonly known as 805 Fitzpatrick Rd. Nashville, Tn 37214.

It is agreed and understood between the parties that part of the consideration for this transfer is the assumption by the Grantees of an indebtedness secured by a Deed of Trust of record in Book 7973, Page 140, said Register's Office.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of Record in Plat Book 5200, Page 540, said Register's Office and all matters therein; (2) Deed of Trust of record in Book 7973, Page 140, said Register's office; (3) Restrictive Covenants of record in Book 6076, page 69-72, and book 6122, page 482, said Register's Office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this transfer is $78,843.37.

Affiant

[Subscribed and sworn before me this 28th day of December 1990.

Notary Public
My Commission Expires: 7/23/94

NOTARY PUBLIC STATE OF TENNESSEE LARGE

82979 IDENTIF. REFERENCE JAN 2 1 45 PM '91 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

1990 01/02 0101 03CHECK 267.04

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 Grantor do covenant with the said Grantees that Grantor is 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 Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, 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 Grantor has caused this Deed to be executed this 28th day of December, 1990.

William C. Heim

William C. Heim, Jr.

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 William C. Helm, Jr., 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 21st day of December, 1990.

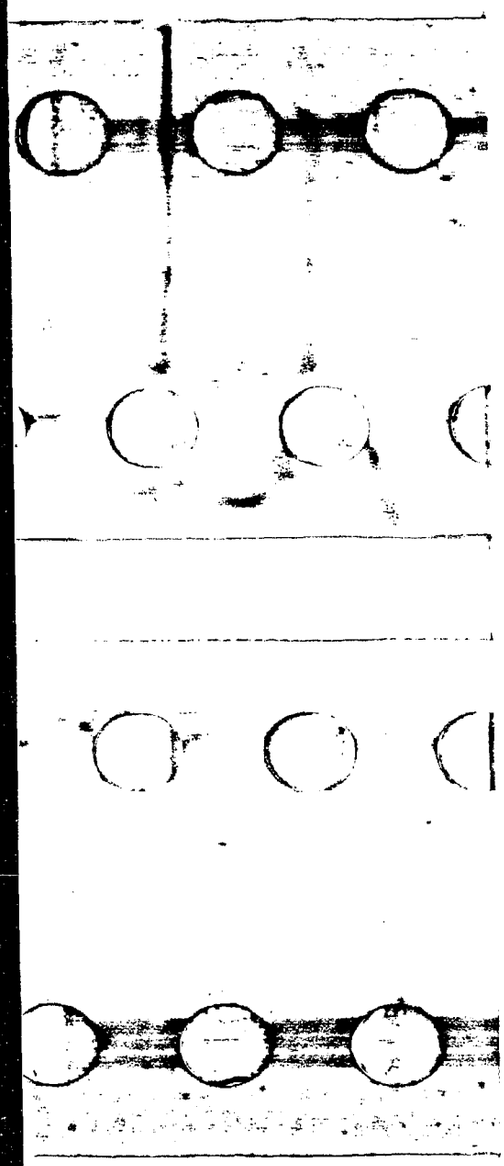
Shelia K. Weathers

Notary Public
My Commission Expires: ~~7-23-94~~ My Commission Expires May 23, 1

SHELIA K. WEATHERS NOTARY PUBLIC DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8267 PAGE 649

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
				CON TX 78843.37
				CON TX 260.04
				PRFEE 1.00
				WDEED 6.00
				~~TOTAL 79110.41~~
				~~CHECK 79110.41~~
01/02/91	01			13:44 0001 1950

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK ~~1951 01/02 0101 03CHECK 78843.37-~~

82979

IDENTIF. REFERENCE

JAN 2 1 45 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

VOID
CON TX 78843.37-
CAMT 78843.37
~~TOTAL 78843.37-~~
~~CHECK 78843.37-~~

01/02/91 01 13:45 0001 1951

No. 385866

$267.04