THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $116,500.00.

Affiant

Subscribed and sworn to before this 4th day of January, 1991.

Notary Public

My Commission Expires: 1-23-94

BOOK 8271 PAGE 492

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
STEPHANIE M. LOVELACE 321 Greenway Avenue Nashville, Tennessee 37205	SOVRAN MORTGAGE CORP. P.O. Box 26388 Richmond, Virginia 23260-6388	MAP 104-05 PARCEL 338 26W 02900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($116,500.00), hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **DAVID TODD PERRY and wife, KIMBERLY DORTCH PERRY,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **STEPHANIE M. LOVELACE, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 296 on the Plan of Richland Realty Company's First Addition to Subdivision "B", of record in Book 332, page 174, Register's Office for Davidson County, Tennessee.

SAID Lot No. 296 fronts 50.0 feet on the westerly margin of Greenway Avenue and extends back between parallel lines, 200.0 feet to a dead line.

BEING the same property conveyed to David Todd Perry and wife, Kimberly Dortch Perry, by deed from Lionel R. Barrett, Jr., unmarried, of record in Book 7952, page 854, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust in favor of First Tennessee Bank National Association of record in Book 7952, page 857, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is improved property known as 321 Greenway Avenue, Nashville, Tennessee 37205.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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, her heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the _____ day of January, 1991.

DAVID TODD PERRY

KIMBERLY DORTCH PERRY

STEPHANIE M. LOVELACE - Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID TODD PERRY and wife, KIMBERLY DORTCH PERRY and STEPHANIE M. LOVELACE, unmarried, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of January, 1991.

Notary Public

My Commission Expires:

2-23-94

84380

IDENTIF. TREFERENCE

JAN 8 9 22 AM '91

FELIX Z. ALSOBROOK
DAVIDSON COUNTY TN.

3520 01/08 0101 03CHECK 391.45

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8271 PAGE 494

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 116500.00
CON TX 38.44
ERR CO
CON TX 38.44-
CON TX 384.45
PRFEE 1.00
WDEED 6.00
TOTAL 391.45
CHECK 391.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/08/91 01 09:21 0001 3520

8438U

IDENTIF. REFERENCE

JAN 8 9 22 AM '91

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 387418