BOOK 8286 PAGE 668

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref. (CB) (Title No: 30615)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $178,000.00

Affiant

Sworn and subscribed before me this 1st day of February, 1991.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:	**MORTGAGEE:**	**MAP-PARCEL NUMBERS**
Antonio M. Granda	Sovran Mortgage Corproation	104-13-A-12
401 Bowling Avenue, Unit 11	1512 Willow Lawn Drive	7DA 71721
Nashville, TN 37205	Richmond, VA 2320-3479	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward G. Walker, III, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Antonio M. Granda,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Building Site No. 12, Unit No. 11, site plan Section One, Richmeade Place, of record in Book 4860, page 44, Register's Office for said County which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Edward G. Walker, III and Nancy Walker Stanberry, joint tenants with righ of survivorship of record in Book 7848, page 114 and by Correction Deed of record in Book 7860, page 227, both in said Register's Office. Nancy Walker Stanberry has since conveyed all her interest in subject property to Edward G. Walker, III by Quitclaim Deed of record in Book 8193, page 941, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4941, Page 637, Book 5019, page 946, Book 5036, page 338, Book 5039, page 256, Book 5094, page 473 and Book 5213, page 945, said Register's Office, and to the matters set forth in the referenced Plan of record.

90373

IDENTIF. REFERENCE

FEB 4 10 52 AM '91

FELIX Z. ... DAVIDSON COUNTY TN.

3930 02/04 0101 03CHECK 594.40

This is improved property, known as: 401 Bowling Avenue, Unit 11, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of February, 1991.

Edward G. Walker, III

State of Tennessee
County of Davidson

On this 1st day of February, 1991, before me the undersigned authority, personally appeared Edward G. Walker, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/24/92

Notary Public



OFFICIAL RECEIPT

FELIX Z WILSON II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8286 PAGE 669

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CASH 178000.00

CON TX	587.40
PRFEE	1.00
WDEED	6.00
TOTAL	594.40
CHECK	594.40

02/04/91 01 10:51 0001 3930

90373

IDENTIF. REFERENCE

FEB 4 10 52 AM '91

FELIX Z. WILSON II
DAVIDSON COUNTY REGISTER

No. 394281