file box 8/jcb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Michael R. Blanks 286 Tusculum Road Antioch, TN 37013	Sovran Mortgage Corporation P. O. Box 26388 Richmond, VA 23260-6388	162-1-A-91 5DU-77413

WARRANTY DEED BOOK 8290 PAGE 365

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,

Craig Alan Baumann, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael R. Blanks and wife, Tammy R. Blanks

hereinafter called the Grantee, Grantee's 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. 3 and reserve lot adjacent to Lot No. 3 on the Plan of Phase I, Hickory Glade, of record in Book 6250, Page 889, together with an easement for ingress and egress of record in Book 8058, Page 793, both in the Register's Office for said County.

SAID Lots front 101.22 feet on the northerly margin of Tusculum Road and extend back 137.98 feet on the broken easterly line and 135.00 feet on the westerly line to a dead line in the rear, measuring 137.74 feet thereon.

BEING the same property conveyed to Craig Alan Baumann by deed from W. L. Bainbridge, Inc., of record in Book 8020, Page 33, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the Declarations of Covenants, Conditions and Restrictions and ByLaws which contain liens contained in instrument of record in Book 6824, Page 929, and re-recorded in Book 6898, Page 896, Book 6957, Page 473, all in the Register's Office for said County.

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 to Sovran Mortgage Corporation, of record in Book 8020, page 36 and re-recorded in Book 8089, page 974, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (an) improved property, known as 286 Tusculum Road, Antioch, TN 37013.

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; and Grantor covenants with the said Grantee that Grantor is lawfully seized 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; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 9th day of November, 1990.

Craig Alan Baumann

5617 02/11 0101 03CHECK 249.55

STATE OF ~~TENNESSEE~~ NEBRASKA
COUNTY OF _____

On this 9th day of November, 1990, before me personally appeared Craig Alan Baumann _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Bonnie J. Funkhouser

GENERAL NOTARY-State of Nebraska
BONNIE J. FUNKHOUSER
My Comm. Exp. May 12, 1992

My Commission Expires: 5-12-92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 8290 PAGE 366

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 73,500.00 .

Ammy R. Blanks
Affiant

Subscribed and sworn to before me, this the 8th day of February, 19 91.

My Commission Expires: Oct 9, 1991

Christy Williams
Notary Public

CHRISTY WILLIAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FEB 11 10 57 AM '91
DAVIDSON COUNTY

IDENTIFICATION

9 1 8 2 U

WARRANTY DEED

from:

Craig Alan Bauman

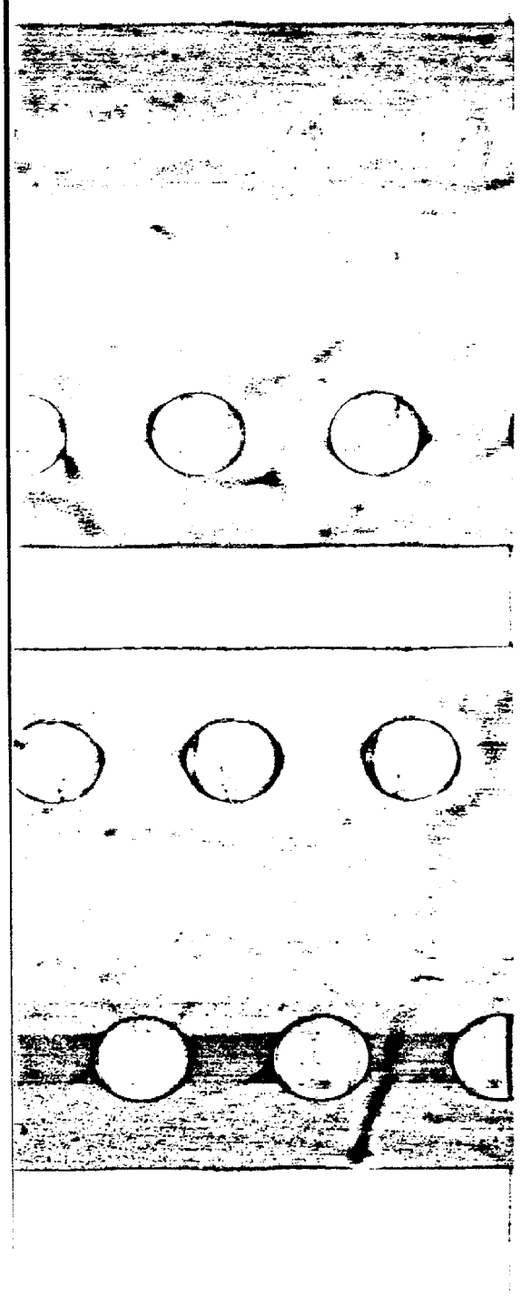
to:

Michael R. Blanks and spouse,
Tammy R. Blanks

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

#30450 - cb



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8290 PAGE 367

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 73500.00
CON TX 242.55
PRFEE 1.00
WDEED 6.00
TOTAL 249.55
CHECK 249.55

02/11/91 01 10:56 0001 5617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91820

IDENTIF. REFERENCE

FEB 11 10 57 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 395936