8291

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Cheryl D. Washington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 19 91

Mark A. Ellmore
Notary Public

MY COMMISSION EXPIRES: March 11, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, 388 Harding Place, Suite C, Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl D. Washington (NAME)	Sovran Mortgage Corporation (NAME)	MAP 172-14
1126 Chester Avenue (ADDRESS)	1512 Willow Lawn Drive (ADDRESS)	PARCEL 86
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Richmond, Virginia 23230 (CITY) (STATE) (ZIP)	27W-143--

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ann D. Clayton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheryl D. Washington, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the westerly 50 feet of the northerly part of Lot No. 15 on the Plan of A. H. Robinson's Subdivision of Lots 28, 29 and part of Lot 30 of the Brownville Addition, as of record in Book 57, page 1, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Chester Avenue, formerly Chesterfield at the corner of Lots 15 & 16; thence with the line between said lots, southwardly 135 feet, more or less, to the northwest corner of the property conveyed to Sam H. Graham and wife, by deed fo record in Book 1538, page 572, Register's Office; thence with the northerly line of said Graham's property, eastwardly 47 1/2 feet to the northwest corner of the property conveyed to Mallernroe

Being the same property conveyed to Ann D. Clayton by deed from Secretary of Housing and Urban Development of record in Book 8143, page 598, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to any and all existing easements and restrictions of record.

5954 02/12 0101 03CHECK 125.80

This is unimproved ( ) improved (X) property, known as 1126 Chester Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness my hand this 8th day of February, 19 91

Ann D. Clayton

DCTN01W 12 88
First Data Systems, Inc
1-800-626-5427

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 Ann D. Clayton

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of February 19 91.

Commission expires March 11, 1991

Mark A. Ellmore
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

92073

IDENTIF. REFERENCE

FEB 12 11 25 AM '91

FELIX ... DAVIDSON COUNTY TN.

WARRANTY DEED

FROM

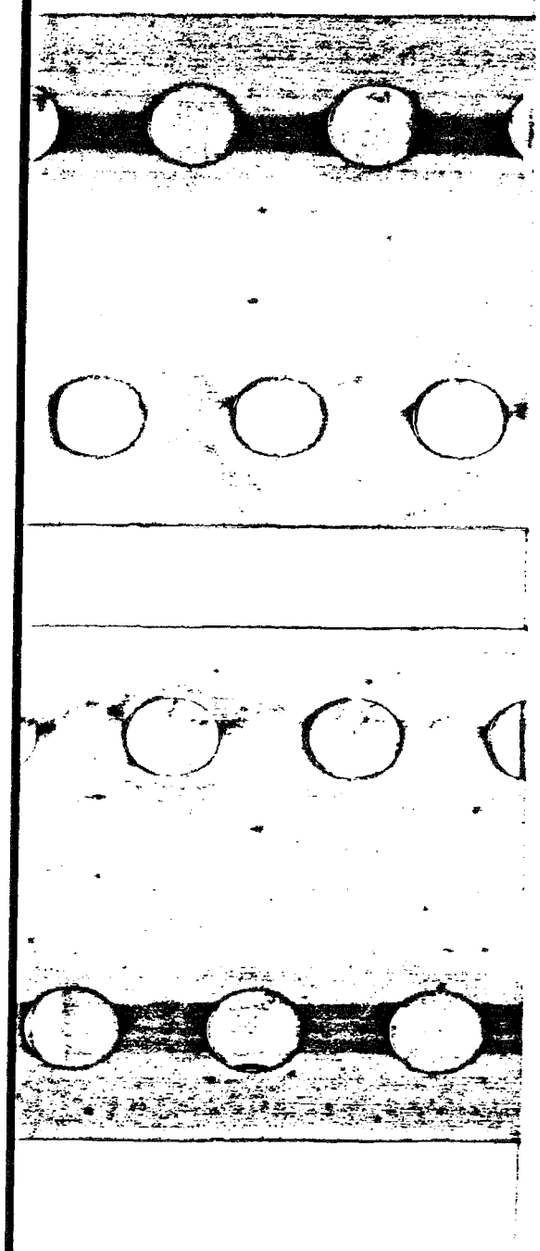
Ann D. Clayton

TO

Cheryl D. Washington

RETURN TO:

Mark A. Ellmore
388 Harding Place, Suite C
Nashville, Tennessee 37211



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8291 PAGE 30

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	36000.00
			CON TX	118.80
			PRFEE	1.00
			WDEED	6.00
			TOTAL	125.80
			CHECK	125.80
02/12/91		01	10:24 0001	5954

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92073

IDENTIF. REFERENCE

FEB 12 10 25 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 396269