STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 19 91

Notary Public

MY COMMISSION EXPIRES: November 26, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sherwin Neal Smith (NAME)	Sovran Mortgage Corporation (NAME)	95-7-78
306 Blue Hills Drive (ADDRESS)	201 East Cary Street (ADDRESS)	3DZ 5270
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Richmond, VA 23231-3736 (CITY) (STATE) (ZIP)	

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, Bethel R. Goodwin and John Mathew Goodwin, both unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherwin Neal Smith and Pamela Faye Childers

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 the Third Civil District of Davidson County, Tennessee, being Lot No. 216 on the Plan of Merry Oaks, of record in Book 1835, pages 67 and 68, Register's Office for said County.

Said Lot No. 216 is situated on the southwesterly corner of the intersection of Blue Hills Road and Whipple Place, fronting 103.3 feet on the westerly margin of Blue Hills Road and a total of 97.7 feet on the southerly margin of Whipple Place, said frontage being joined by a curve having a length of 39.3 feet and a radius of 25 feet. Said lot extends back 128 feet on the southerly side from Blue Hills Road and 129 feet on the westerly side from Whipple Place.

Being the same property Bethel R. Goodwin and John Mathew Goodwin as Joint Tenants with Right of Survivorship by deed from Robert J. Notestine, III, Trustee, of record in Book 8168, page 337, Register's Office for Davidson County, Tennessee.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.
FEB 19 1 00 PM '91
IDENTIF. TREFERENCE
93584

unimproved ( )
This is improved (X) property, known as 306 Blue Hills Drive, Nashville, Tennessee 37214
(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 our hand s this 15th day of February, 19 91

Bethel R. Goodwin

John Mathew Goodwin

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8294 PAGE 595

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bethel R. Goodwin and John Mathew Goodwin

the bargainor S, 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 at Madison, Tennessee, this 15th day of February, 91.

Commission expires November 26, 1994

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

WARRANTY DEED

FROM

Bethel R. Goodwin and John Mathew Goodwin

TO

Sherwin Neal Smith and Pamela Faye Childers

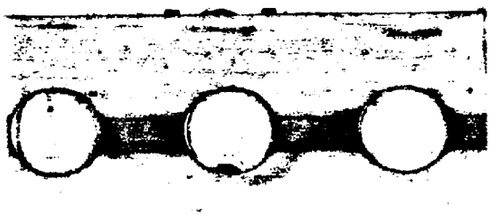
RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

7720 02/19 0101 03CHECK 223.15

OFFICIAL RECEIPT

FELIX Z WILSON II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8294 PAGE 596

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

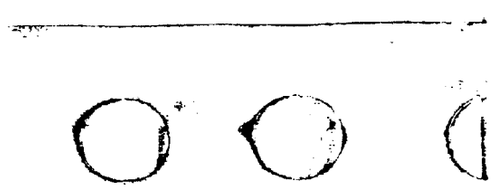
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

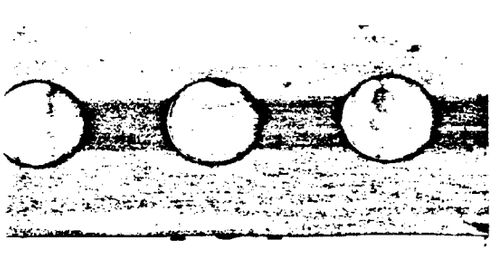
CAMT 65500.00
CON TX 216.15
PRFEE 1.00
WDEED 6.00
TOTAL 223.15
CHECK 223.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/19/91 01 12:57 0001 7720







93584

IDENTIF. REFERENCE

FEB 19 1 00 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 397996