BOOK 8314 PAGE 351 FILE BOX 30

KATHLEEN A. HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,500.00

Subscribed and sworn to before me, this the 20 day of March, 19 91

My commission expires: (Affix Seal)

Affiant

Notary Public

My Commission Expires July 24, 1994

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. 1B15061
Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Christopher L. Combs, Sr.	SOVRAN MORTGAGE CORPORATION
138 Rains Avenue (STREET ADDRESS)	201 East Cary Street (STREET ADDRESS)
Nashville, TN 37203 (CITY / STATE / ZIP)	Richmond, VA 23231 (CITY / STATE / ZIP)
MAP & PARCEL NO 105-7- 373	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

James R. Trollinger, a one-half undivided interest and David Carter and wife Polly Ann Carter, a one-half undivided interest

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Christopher L. Combs, Sr. and wife, Sherry D. Combs

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Part of Block "A" on the Plan of The Partition of the Mary E. Hamilton Lands, of record in Book 2 at page 94, Chancery Court at Nashville, being Lot No. 3 on the unrecorded plan of Block "C" and parts of Block "A" and "B" of the Mary E. Hamilton Lands, described according to a survey made by John M. Sullivan, Surveyor, January 25, 1947 and described according to a survey made by John Kohl & Company, dated March 15, 1991, License No. 100, whose address is 400 7th Ave. S., Nashville, TN 37203; as follows:

BEGINNING on the easterly margin of Rains Avenue at a point 100 feet south of the southerly margin of Moore, Mallory or Hamilton Avenue, being the corner of Lot Nos. 2 and 3; thence with the line between said two lots, south 86 degrees 11 minutes east 150 feet; thence south 5 degrees 40 minutes west 50 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots; north 86 degrees 11 minutes west 150 feet to the easterly margin of Rains Avenue, thence with said Avenue, north 5 degrees 40 minutes east 50 feet to the beginning.

Being all of the property conveyed to James R. Trollinger by Deed from Secretary of Housing and Urban Development of record in Book 8186, page 689; and conveyed to David Carter and wife, Polly Ann Carter, a one-half undivided interest by Quitclaim Deed from James R. Trollinger and wife, Robin Trollinger of record in Book 8186, page 692, both in said Register's Office.

This conveyance is subject to taxes for the year 1991 and subsequent years, easements and restrictive covenants of record.

Robin Trollinger, wife of James R. Trollinger joins in the execution for the purpose of relinquishing all her marital rights.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 138 Rains Avenue, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 20 day of March, 19 91

James R. Trollinger

David Carter

Polly Ann Carter

Robin Trollinger

State of Tennessee
County of Davidson

On this 20th day of March, 19 91, before me personally appeared James R. Trollinger & wife, Robin Trollinger & David Carter & wife, Polly Ann Carter to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

KATHLEEN A. HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

State of Tennessee
My Commission Expires July 24, 1991
County of

On this day of, 19, before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

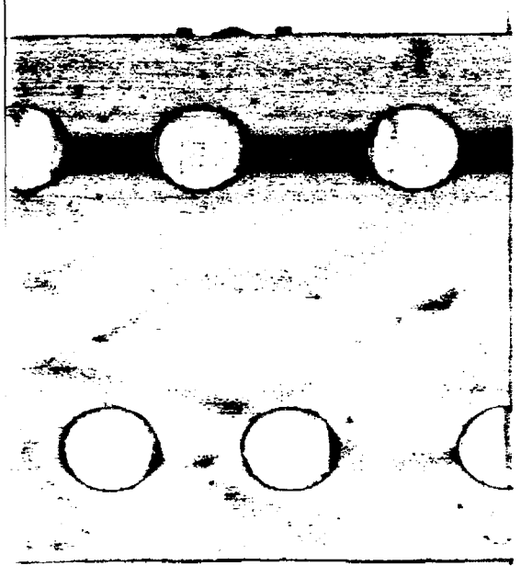
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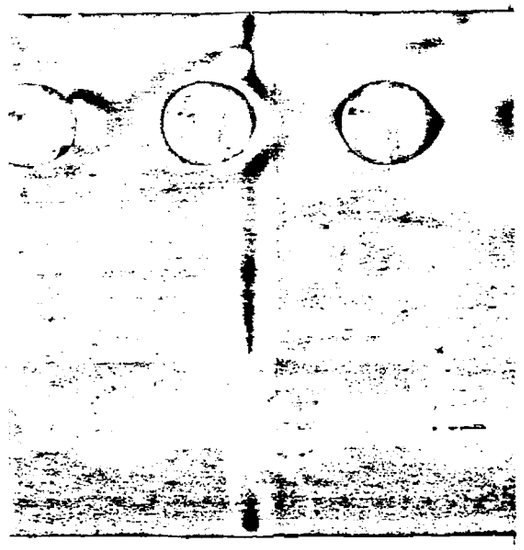
IDENTIFICATION

MAR 22 9 01 AM '91

DAVIDSON COUNTY TN

5563 03/22 0101 03CHECK 167.05





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8314 PAGE 353

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 48500.00
				CON TX 160.05
				PRFEE 1.00
				MDEED 6.00
				TOTAL 167.05
				CHECK 167.05
03/22/91		01		09:02 0001 5563

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 U 8 8 0

IDENTIF. REFERENCE

MAR 22 9 01 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 406310