File Box 29

BOOK 8317 PAGE 972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Rodney E. Kellogg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 19 91

Ollie Mal Parsley
Notary Public

MY COMMISSION EXPIRES: May 8, 1994

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney E. Kellogg	Sovran Mortgage Corporation	MAP 74-12
(NAME) 419 Bonnawood Court	(NAME) 201 E. Cary Street	PARCEL 51
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tn 37076	(STREET ADDRESS) Richmond, VA 23219-3736	FIELD BK#4D-34236
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Virginia P. Frye and husband, Charles W. Blady

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodney E. Kellogg and wife, Vonda L. Kellogg

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 Lot No. 620 on the Plan of Hermitgae Hills, Section 6, as of record in Book 3300, page 10, Regiter's Office for said County.

Said Lot No. 620 fronts 41.03 feet at the southeasterly terminus Bonnawood Court and extends back 149.0 feet on the northeasterly line and 160.3 feet on the westerly line to a dead line in the rear, measuring 163.68 feet thereon.

BEING the same property conveyed to Virginia P. Frye by deed from Vernon W. Frye, filed of record in Book 6618, page 65, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

0 2 2 1 6

IDENTIF. TREFERENCE

MAR 28 8 20 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

7096 03/28 0101 03CHECK 234.70

This is unimproved (XX) improved ( ) property, known as 419 Bonnawood Court, Hermitage, Tn 37076
(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 27th day of March, 19 91

Virginia P. Frye
Virginia P. Frye

Charles W. Blady
Charles W. Blady

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Virginia P. Frye and husband, Charles W. Blady

(or proved to me on the basis of satisfactory evidence)

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of March 19 91

Commission expires May 8, 1991

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____

*(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

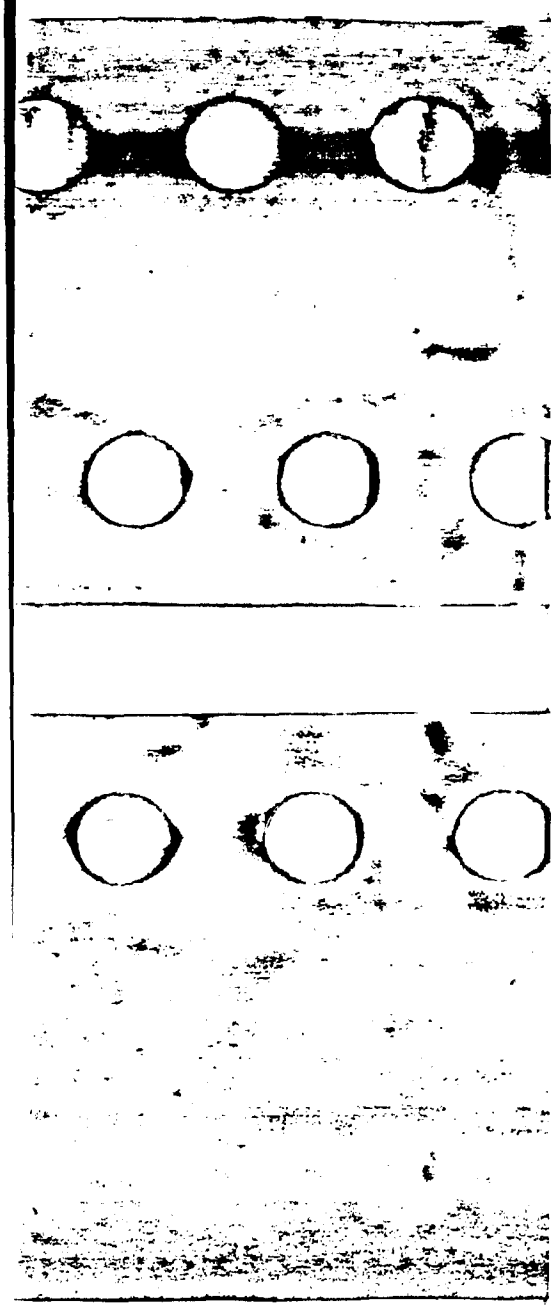
_____ Notary Public

WARRANTY DEED

FROM
Virginia P. Frye

TO
Rodney E. Kellogg and wife, Vonda L. Kellogg

Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 69000.00
CON TX 227.70
PRFEE 1.00
WDEED 6.00
TOTAL 234.70
CHECK 234.70

03/28/91 01 08:21 0001 7096

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02216

IDENTIF. TREFERENCE

MAR 28 8 20 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 407825