Box 22

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,700.00

Marjorie L. Tallent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 91

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: 09/25/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
Marjorie L. Tallent (NAME)	SOVRAN MORTGAGE CORPORATION (NAME)	162-5-166 51
5413 Country Drive (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	05DU-39550
Nashville, TN 37211 (CITY) (STATE) (P.O.ZIP)	Richmond, VA 23219-3736 (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, Etheleen McGinnis, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marjorie L. Tallent and husband, William J. Tallent, Jr.

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. 61, on the Plan of Section 2, Hickory Valley Subdivision, of record in Book 4175, page 158, Register's Office for Davidson County, Tennessee.

SAID Lot No. 61 fronts 85.00 feet on the westerly margin of Country Drive and extends back 169.18 feet on the southerly line and 145.00 feet on the northerly line to a dead line in the rear, measuring 69.93 feet thereon.

BEING the same property conveyed to Etheleen McGinnis, by deed from Robert Yeargin and wife, Mary C. Yeargin, of record in Book 5953, page 599, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4469, page 847, said Register's Office, and to the matters set forth in the above referenced plan of record.

SOURCE OF DESCRIPTION: Survey dated April 15, 1991, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

IDENTIF. REFERENCE

MAY 2 10 52 AM '91
FELIX Z. ALLEN
DAVIDSON COUNTY TN.

unimproved ( )
This is improved (X) property, know as 5413 Country Drive, Nashville, TN 37211
(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 convenant 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 her hand this 30th day of April, 19 91

Etheleen McGinnis
Etheleen McGinnis

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Etheleen McGinnis, Unmarried

the bargainor, with whom I am personally acquainted, * and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 1991.

Commission expires 09/25/93

* or proved to me on the basis of satisfactory evidence.

I. DYKE TATUM Notary Public

STATE OF TENNESSEE
Davidson County

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 _____.

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

My commission expires _____

* or proved to be on the basis of satisfactory evidence.

_____ Notary Public

WARRANTY DEED

FROM
Etheleen McGinnis, Unmarried

TO
Marjorie L. Tallent and husband, William J. Tallent, Jr.

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

3465 05/02 0101 03CHECK 213.91





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	62700.00
CON TX	206.91
PRFEE	1.00
[illegible]	6.00
TOTAL	213.91
CHECK	213.91

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY [illegible]

05/02/91 01 10:52 0001 8465

11221

IDENTIF. TREFERENCE

MAY 2 10 52 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 418121