File in Box # 14

FORM NO. WD-1

BOOK 8363 PAGE 567

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

7181-2

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

Peggy Cottles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 19 91.

Notary Public

MY COMMISSION EXPIRES: 11/4/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church St., 13th Floor, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
PEGGY COTTLES (NAME)	SOVRAN MORTGAGE CORPORATION (NAME)	Map 43-11
115 1/2 McArthur Drive (STREET ADDRESS OR ROUTE NUMBER)	1512 Willow Lawn Drive (STREET ADDRESS)	Parcel 103
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23230 (CITY) (STATE) (ZIP)	FB# 11D-54665

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, H. MICHAEL HAYNES AND SUSAN H. HAYNES, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PEGGY COTTLES

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 Southerly 50 feet of Lot No. 103 on the unrecorded Plan of Tracts 1 and 13 of the Anderson Estates, said tracts being a part of a recorded plan of the Anderson Estates, of record in Book 1130, Page 37, said Register's Office for Davidson County, Tennessee, and said part of said lot described according to a survey made by Anderson and Gee, Surveyors, dated August 5, 1964, as follows:

BEGINNING at a point on the westerly margin of McArthur Drive 662.08 feet northerly from a concrete monument at the N. W. corner of McArthur Drive and Old Hickory Boulevard, said point being the common corner of Lots 102 and 103 of said subdivision; thence, westerly with the dividing line between Lots Numbers 102 and 103, 159.5 feet to a point; thence, North 4 degrees 50 minutes East 50 feet to a point; thence, eastwardly paralleled with the dividing line between Lots Nos. 102 and 103, 157 feet, more or less, to a point on the West margin of McArthur Drive; thence, southerly with the westerly margin of McArthur Drive, 50 feet to the point of beginning.

BEING the same property conveyed to H. Michael Haynes and wife, Susan H. Haynes, by Trustee's Deed from Peter Weiss, Trustee, of record in Book 8144, Page 85, Register's Office for Davidson County, Tennessee. The parties having since been divorced.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (xx) property, known as 115 1/2 McArthur Drive, Madison, TN 37115
(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 seised 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 their hands this 24th day of May, 19 91

H. MICHAEL HAYNES

SUSAN H. HAYNES

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned BOOK 8363 PAGE 568, a Notary Public in and for said County and State, the within named H. MICHAEL HAYNES AND SUSAN H. HAYNES, BOTH UNMARRIED

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 Nashville, Tennessee, this 24th day of May, 1991.

Notary Public

Commission Expires 11/10/91

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

18488

WARRANTY DEED

FROM

H. MICHAEL HAYNES AND SUSAN H. HAYNES, BOTH UNMARRIED

TO

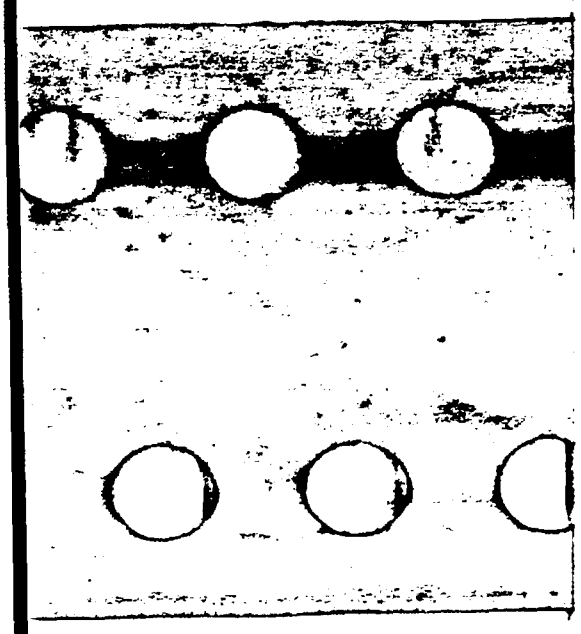
PEGGY COTTLES

FOR NTIP REFERENCE

MAY 31 2 26 PM '91

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

6992 05/31 0101 03CHECK 115.90



OFFICIAL RECEIPT

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

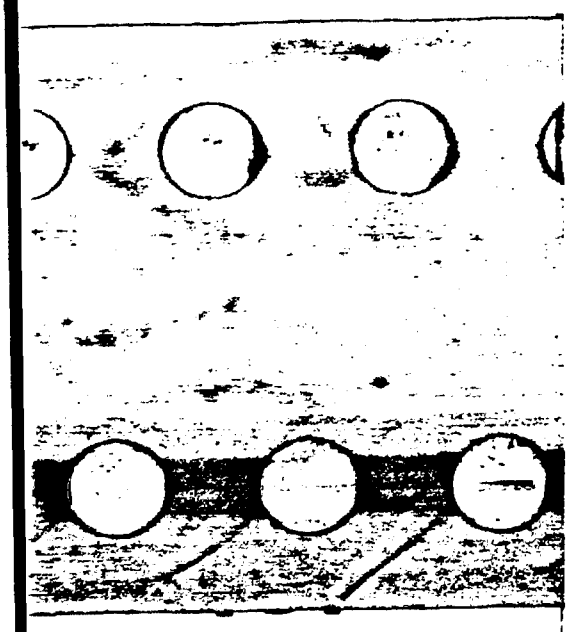
RECEIVED OF _____

FOR _____

BOOK 8363 PAGE 569

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 33000.00
CON TX 108.90
PRFEE 1.00
WDEED 6.00
TOTAL 115.90
CHECK 115.90

05/31/91 01 14:27 0001 6992

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18488

IDENTIFICATION REFERENCE

May 31 2 26 PM '91

No. 426539