STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 1991

Notary Public

MY COMMISSION EXPIRES: 3/27/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Glenda M. Ronquillo	Sovran Mortgage Corporation	Map 119-13
(NAME)	(NAME)	Parcel 147
521 Timmons Street	1512 Willow Lawn Drive	06DA-37066
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Richmond, VA. 23230	
(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. William G. Randles and Charles D. Randles, Co-Executors of the Estate of Thelma Seagroves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glenda M. Ronquillo

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:

BOOK 8367 PAGE 9

BEING Lot No. 37, Map of College Heights, of record in Book 332, Page 19, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Birl Houston Seagroves and wife, Mary Thelma Seagroves by deed of record in Book 4459, Page 818, Register's Office, Davidson County, Tennessee. The said Birl Houston Seagroves having predeceased Mary Thelma Seagroves. The said Mary Thelma Seagroves is now deceased as evidenced by Will of record in Book 167, Page 477, Register's Office, Davidson County, Tennessee.

THIS is the same description as in previous deed of record.

19636

TENNESSEE JEFFERSON

JUN 5 10 12 AM '91

0769 06/05 0101 03CHECK 130.75

RECORDER'S MARK
Inability of Recorder's Office to Read Writing in This Document Unsatisfactory Photo Reproduction

unimproved ( )
This is improved (X) property, known as 521 Timmons Street, Nashville, TN. 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the aforesaid lots(s) or parcel(s) of land and all it's (their) privileges and appurtenances to the said Grantee forever, in fee simple, subject however to the exceptions, conditions, provisions, restrictions, reservations, encumbrances herein above contained. The Grantor covenants with the Grantee that:

1. The Grantor has done nothing to impair such title as Grantor received, except as hereinabove set forth, and;
2. The Grantor will warranty and defend the title against the lawful claims of all persons claiming by or through the Grantor, but not otherwise.

In witness whereof, the Grantor has signed this Special Warranty Deed, or if a corporation or partnership, has caused this instrument to be signed in its corporate or partnership name by (A)Officer(s), duly authorized by its Board of Directors, or (B) General Partner(s)

Witness our hand s this 31st. day of May 1991

William G. Randles, Co-Executor

Charles D. Randles, Co-Executor

STATE OF TENNESSEE }
Davidson COUNTY }

BOOK 8367 PAGE 10

Personally appeared before me, William G. Randles and Charles D. Randles, Co-Executors of the Estate of Thelma Seagroves
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~t~~ he ~~y~~ executed the within instrument for the purposes therein contained. Witness my hand, at office, this 31st. day of May 19 91.

My Commission Expires [illegible] [illegible]
Notary Public

STATE OF TENNESSEE }
COUNTY }

(AFFIX SEAL)

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained, and who further acknowledged that __he__ is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____
Notary Public

(AFFIX SEAL)

TENNESSEE SPECIAL WARRANTY DEED

FROM
William G. Randles and
Charles D. Randles, Co-Executors
of the estate of Thelma Seagroves

TO

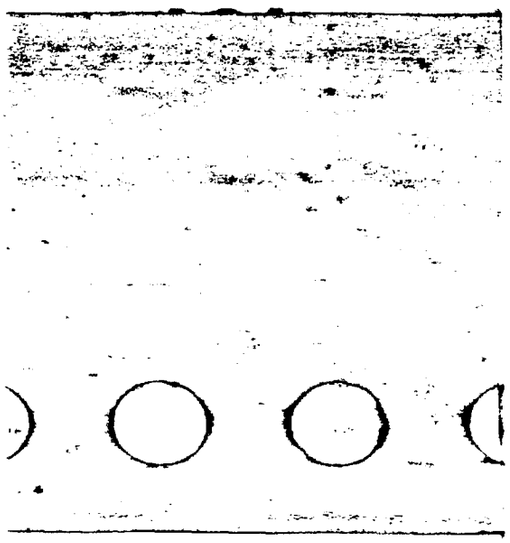
Glenda M. Ronquillo

File Box 24

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615 [illegible]





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8367 PAGE 11

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	37500.00
CON TX	123.75
PRFEE	1.00
MDEED	6.00
TOTAL	130.75
CHECK	130.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/05/91 01 10:12 0001 0769

1 9 6 3 6.

TENNESSEE

JUN 5 10 12 AM '91

No. 427846