Box 7

FORM NO. WD-1

BOOK 8368 PAGE 666

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,500.00

Brian S. Edkin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 19 91

Notary Public

MY COMMISSION EXPIRES: October 9, 1991 11/22/95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney,, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Brian S. Edkin (NAME)	Sovran Mortgage Corporation (NAME)	150-9-A
3316 Calais Circle (STREET ADDRESS OR ROUTE NUMBER)	201 East Carey Street (STREET ADDRESS)	23.00 CO
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	2DX 08120

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, Steven H. Koffman and wife, Tammy J. Koffman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian S. Edkin and wife, Shanna L. Edkin

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. 174 on the Plan of Forest View Park, Section VII, of record in Plat Book 6900, Page 162, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Steven H. Koffman and wife, Tammy J. Koffman by deed of record in Book 7359, Page 117, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Steven H. Koffman by Tammy J. Koffman as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 8368, Page 665, in the Register's Office for Davidson County, Tennessee.

20209

IDENTIFICATION

JUN 6 3 52 PM '91

unimproved ( )
This is improved (XX) property, known as 3316 Calais Circle, Antioch, TN 37013
(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 our hand s this 23th day of May, 19 91

Steven H Koffman by Tammy J Koffman Attorney in fact — Tammy J Koffman

Steven H. Koffman — Tammy J. Koffman

STATE OF TENNESSEE
Davidson County

BOOK 8368 PAGE 667

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tammy J. Koffman

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 29th day of May, 19 91.

Notary Public

Commission Expires October 9, 1991

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_____

1470 06/06 0101 03CHECK 299.05

WARRANTY DEED

FROM
Steven H. Koffman and wife, Tammy J. Koffman

TO
Brian S. Dakin and wife, Shanna L. Dakin

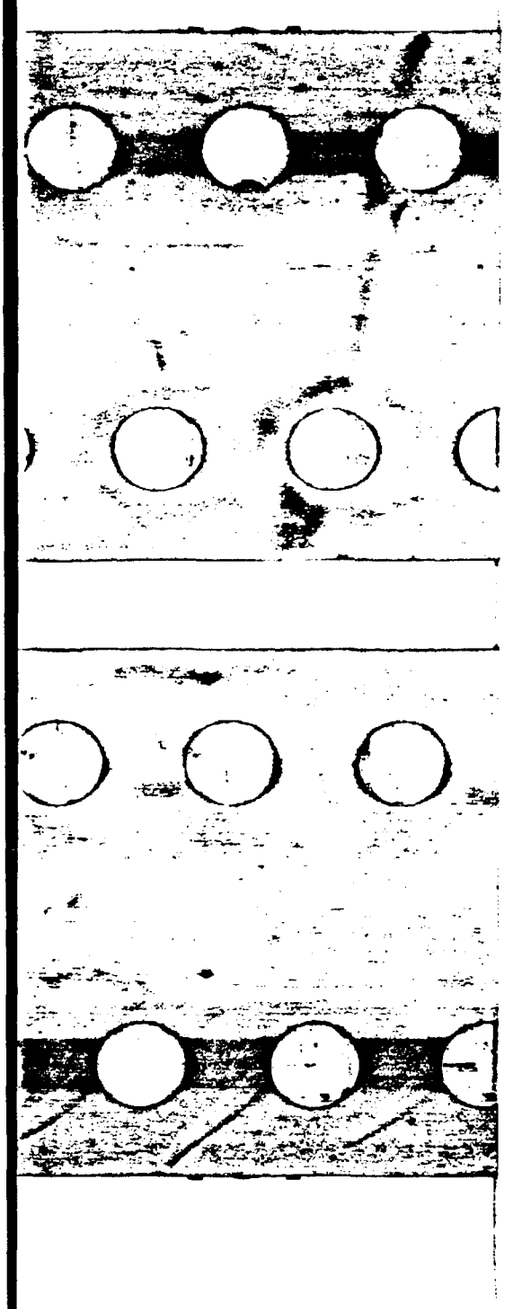
Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 1991 before me personally appeared Tammy J. Koffman, the person who executed the foregoing instrument on behalf of Steven H. Koffman, and acknowledged that she executed the same as the free act and deed of the said Steven H. Koffman, and through Power of Attorney granted her by the said Steven H. Koffman.

10/9/91
Commission Expires:

Notary Public



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8368 PAGE 668

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

MKT	88500.00
CON TX	292.05
PRFEE	1.00
WDEED	6.00
TOTAL	299.05
CHECK	299.05

06/06/91 01 15:53 0001 1470

2 U 2 U 9

TENNESSEE

JUN 6 3 52 PM '91

No. 428541