FILE BOX 30

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 52,000.00

Subscribed and sworn to before me, this the 26th day of June 19 91

My commission expires: Commission Expires Nov. 27, 1993

(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. 1B15200
Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Ann E. Rowland	Sovran Mortgage Corporation
3009 Wingate Avenue	201 East Cary Street
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37211	Richmond, Virginia 23219-3736
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO 119-14-132	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Perry E. Hytken and wife, Beverly Ann Hytken

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Ann E. Rowland, Unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 45 on the Plan of Tuggle Heights, of record in Plat Book 1130 at page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Perry E. Hytken, Unmarried by Deed of record in Book 6985, page 336, Register's Office for said County.

This conveyance is subject to taxes for the year 1991 and subsequent years, easements and restrictive covenants of record.

Beverly Ann Hytken, wife of Perry E. Hytken joins in the execution for the purpose of relinquishing all her marital rights.

27.598

IDENTIFICATION

JUL 2 8 40 AM '91

7940 07/02 0101 03CHECK 199.40

THIS IS _____ IMPROVED PROPERTY KNOWN AS 3009 Wingate Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 26th day of June, 19 91

Perry E. Hytken

Perry E. Hytken

Beverly Ann Hytken

Beverly Ann Hytken

State of Tennessee
County of Davidson

On this 26th day of June, 19 91, before me personally appeared
Perry E. Hytken and wife, Beverly Ann Hytken to me known to
be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

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Witness my hand and official seal.
My Commission expires:

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires Nov. 27, 1993

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to
be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED



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 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 6.00
TOTAL 199.40
CHECK 199.40

07/02/91 01 08:42 0001 7940
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27598

IDENTIFICATION

JUL 2 8 40 AM '91

No. 437006