STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,000.00

Subscribed and sworn to before me, this the 28 day of June 19 91

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. IB15259
Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215
My Commission Expires Nov. 27 1993

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
James N. Faris	Sovran Mortgage Corporation
278 38th Avenue North	201 East Cary Street
Nashville, TN 37209 (STREET ADDRESS)	Richmond, VA 23219-3736 (STREET ADDRESS)
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO 92-13 262	

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, James T. McQuade, Unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO James N. Faris, 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 76 on the Plan of Valley View Subdivision, Section Two, of record in Plat Book 2330 at page 103, 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 James T. McQuade by Deed of record in Book 6907 page 654, 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.

27.6.02

IDENTIFICATION

Jul 2 8 48 AM '91

7944 07/02 0101 03CHECK 143.90

THIS IS _____ IMPROVED PROPERTY KNOWN AS 278 38th Avenue North, Nashville, TN 37209

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 my hand this 28 day of June, 19 91

James T. McQuade

State of Tennessee
County of Davidson

BOOK 8389 PAGE 48

On this 28 day of June, 19 91, before me personally appeared James T. McQuade 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 his free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

NOTARY PUBLIC

My Commission Expires Nov. 27, 1993

State of Tennessee
County of _____

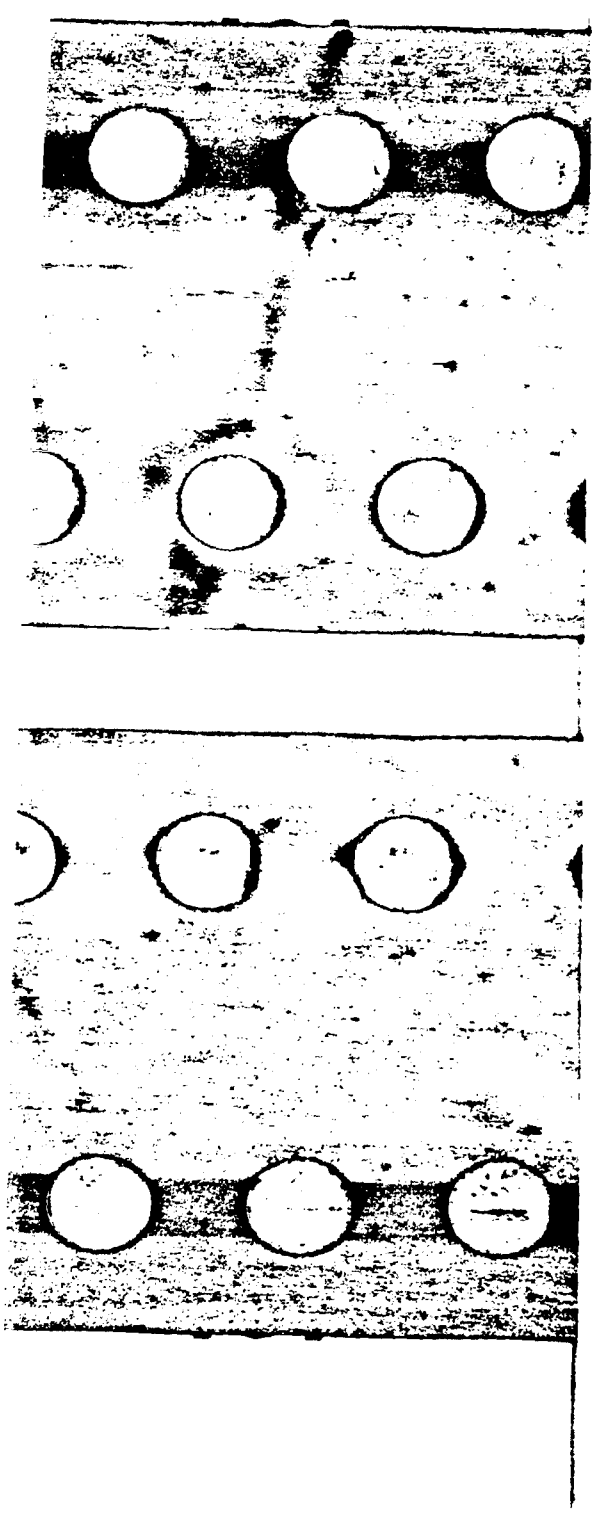
On this 28 day of June 28, 19 91, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

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 _____

BOOK 8389 PAGE 49

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 37000.00
CON TX 136.90
PRFEE 1.00
WDEED 6.00
TOTAL 143.90
CHECK 143.90

07/02/91 01 08:49 0001 7944
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27.602

IDENTIFICATION

JUL 2 8 48 AM '91

No. 437010