BOOK 8417 PAGE 67

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 65,458.65

Robert W. Hetzel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF July 19 91

Lee G. Stanford
Notary Public

MY COMMISSION EXPIRES November 21, 1992
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Hetzel (NAME)	Sovran Mortgage Corporation (NAME)	MAP 103-3 #205
134 51st Avenue North (ADDRESS)	P.O. Box 26388 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Richmond, Virginia 23260-6388 (CITY) (STATE) (ZIP)	

FOR AND 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, Karen Sue Jennings, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Hetzel and wife, Laura Tyree Hetzel

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. 5 on the Plan of H. S. Hunter's Re-subdivision of Block No. 7, Sylvan Park, as of record in Book 974, page 23, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Karen Sue Jennings, unmarried, by deed from Timothy C. Artist, unmarried, of record in Book 8023, page 918, Register's Office for Davidson County, Tennessee.

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

SEE ATTACHED EXHIBIT "A".

255.35

37903

FILED AUG 8 2 03 PM '91

This is unimproved ( ) improved (X) property, known as 134 51st Avenue North, Nashville, TN 37209
(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 22nd day of July 19 91

Karen Sue Jennings
Karen Sue Jennings

Robert W. Hetzel
Robert W. Hetzel

Laura Tyree Hetzel
Laura Tyree Hetzel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Sue Jennings, unmarried

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 Nashville, Tennessee, this 22nd day of July 19 91

Commission expires November 21, 1992

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 1991, before me personally appeared Robert W. Hetzel and Laura Tyree Hetzel, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. Witness my hand and official seal.

My Commission Expires: November 21, 1992

NOTARY PUBLIC

WARRANTY DEED

FROM
Karen Sue Jennings

TO
Robert W. Hetzel and wife, Laura Tyree Hetzel

RETURN TO:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, Tn. 37215

Said conveyance is subject to such easements, covenants, restrictions, and other matters as are of record and pertain to the aforesaid Property as of the date hereof including, but not limited to, a Deed of Trust/Mortgage executed by Karen Sue Jennings to William E. Brown, Trustee dated January 8, 1990, to secure to Security Financial & Mortgage Corporation or its successors in interest thereunder (the "Noteholder") the payment of a Note dated January 8, 1990, (the "Note"), executed by Karen Sue Jennings payable to the order of said Noteholder. Said Deed of Trust/Mortgage is recorded at Page 921, in Deed Book 8023, in the Clerk's Office/Recorder's Office of the Circuit Court of the City/County of Davidson County, Tennessee.

The total outstanding indebtedness to the Noteholder under the Note as of the date hereof is Sixty-Two Thousand, Nine Hundred Fifty-Eight Dollars and 65/100 ($62,958.65) and Robert W. Hetzel and Laura Tyree Hetzel by execution hereof agree to be bound by the terms, conditions, and covenants of said Note and Deed of Trust/Mortgage, to assume the timely payment of all sums, including the total outstanding indebtedness.

As is evidenced by the signature of its duly authorized officer below, the Noteholder hereby consents to this Deed/Mortgage and Assumption Agreement. Notwithstanding anything herein to the contrary, Noteholder also hereby agrees that Karen Sue Jennings will be released of liability on the Deed of Trust/Mortgage and Note.

WITNESSETH the following signatures and seals:

Robert W. Hetzel (SEAL)
Robert W. Hetzel

Laura Tyree Hetzel (SEAL)
Laura Tyree Hetzel

AGREED TO:

Karen Sue Jennings (SEAL)
Karen Sue Jennings

CONSENTED TO: SOVRAN MORTGAGE CORPORATION

William G. Stone
Vice President

ATTEST:

Donald W. Courtney
Assistant Secretary

STATE OF VIRGINIA

City of Richmond, To-wit:

I, Isabella Axelson, a Notary Public in and for the city aforesaid, in the State of Virginia, do certify that William G. Stone, Vice President, and Donald W. Courtney, Assistant Secretary, respectively of Sovran Mortgage Corporation whose names as such are signed to the foregoing writing, have acknowledged the same before me in my city aforesaid.

My Commission expires on the 30th day of November 1993.
Given under my hand this 1st day of August 1991.

Isabella Axelson
Notary Public

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of July, 1991, before me personally appeared Karen Sue Jennings, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires: November 21, 1992

Lee C. Clark
NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of July, 1991, before me personally appeared Robert W. Hetzel and Laura Tyree Hetzel, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires: November 21, 1992

Lee C. Clark
NOTARY PUBLIC

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 TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	65458.65
CON TX	242.35
PRFEE	1.00
WDEED	12.00
TOTAL	255.35
CHECK	255.35

08/08/91 01 14:04 0001 2188

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37903

IDENTIFICATION REFERENCE

AUG 8 2 03 PM '91

No. 448755