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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,478.97

Elijah Blaine Sprouse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 19 91

Lori Stephens
Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(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
Elijah Blaine Sprouse (NAME)	First Wachovia Mortgage Company (NAME)	129-12-0
945 Percy Warner Boulevard (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3174 (STREET ADDRESS)	40.00
Nasnville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, NC 27102 (CITY) (STATE) (ZIP)	7DZ 36077

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, James Victor Andrews, III and wife, Juditn Annette Bass Andrews

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elijah Blaine Sprouse and wife, Mitzi Wiseman Sprouse

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. 234 on the Plan of Warner Park Valley, Section 1, of record in Plat Book 3600, Pages 12, 13 and 14, Register's Office for said County, to wnicn reference is made for a more complete description.

Being tne same property conveyed to James Victor Andrews, III and wife, Juditn Annette Bass Andrews by deed of record in Book 8135, Page 245, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to a certain Deed of Trust securing tne payment of a promissory note to Leader Federal Bank for Savings of record in Book 8135, Page 248, and assigned to First Wacnovia Mortgage Company, said Register's Office witn a present unpaid balance of approximately $99,093.97, wnicn tne Grantees nerein nereby assume and agree to pay. Tne escrow account in connection witn said loan is hereby transferred to Grantee.

The grantee futner assumes tne obligation of tne grantor and/or original mortgagor under tne terms of any instrument, regulations or laws creating the loan to indemnify tne Department of Veterans Administration or Federal Housing Administration to tne extent of any claim of payment arising from tne guaranty or insurance of tne indebtedness.

This instrument is executed on behalf of James Victor Andrews, III by Leon M. Bass as nis Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 7417, Page 779, in tne Register's Office for Davidson County, Tennessee.

unimproved ( ) is improved (X) property, known as 945 Percy Warner Boulevard, Nasnville, TN 37205
(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 7th day of August, 19 91

James Victor Andrews, III
By:
Leon M. Bass, Attorney-in-fact

Juditn Annette Bass Andrews
Juditn Annette Bass Andrews

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Victor Andrews, III and wife, Judith Annette Bass Andrews

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

Witness my hand and official seal at Antioch, Tennessee, this 6th day of August, 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 _____

WARRANTY DEED

FROM
James Victor Andrews, III and wife, Judith Annette Bass Andrews

TO
Elizah Blaine Sprouse and wife, Mary Wiseman Sprouse

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

38165

AUG 9 12 30 PM '91

93CHECK 401.05

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

MAMT
106478.97
ERR CO
MAMT
106478.97-
CAMT
106478.97
CON TX 394.05
PRFEE 1.00
RUCEO 6.00
TOTAL 401.05
CHECK 401.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/09/91 01 12:32 0001 2507

3816 D.

IDENTIFICATION

AUG 9 12 30 PM '91

No. 449070