STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

* Maureen G. Seabrooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 19 91

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maureen G. Seabrooks (NAME)	Sovran Mortgage Corporation (NAME)	Map 117-3
2962 Primrose Avenue (ADDRESS)	1512 Willow Lawn Drive (ADDRESS)	Parcel 57.00
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Richmond, Virginia 23230 (CITY) (STATE) (ZIP)	16DA-00855

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, Anita Hays, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maureen G. Seabrooks

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 a part of the property described in Deed Book 2752, page 457, said Register's Office, described according to a survey made by Bruce Rainey & Associates, dated April 17, 1978, as follows:

BEGINNING at a point in the westerly margin of Primrose Avenue, formerly Hazelwood avenue, said point being 200 feet southerly from the intersection of said Avenue with Cedar Lane; thence westwardly 87 feet to an iron pin in the margin of Allen's Easterly line; thence southerly along Allen's easterly line 196 feet to a point; thence westwardly 87.5 feet to a point; thence southwardly 9.5 feet to a point; thence eastwardly 200.8 feet to a point; thence northwardly 329.3 feet to the point of beginning.

Being the same property conveyed to Anita Hays by deed from Donald R. Killebrew of record in Book 8066, page 234, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing easements, restrictions and setback lines of record.

41227

RECEIVED FOR REFERENCE
Aug 23 10 52 AM '91
[illegible]

unimproved ( )
This is improved (X) property, known as 2962 Primrose Avenue, Nashville, Tennessee 37212
(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 hand this 15th day of August, 19 91

Anita Hays

Anita Hays
by: Mrs. Beatrice M. Hays
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
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 the 15th day of August, 1991, before me the undersigned, a notary public, personally appeared Beatrice M. Hays, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Anita Hays, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

March 25, 1995
My commission expires:

Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:

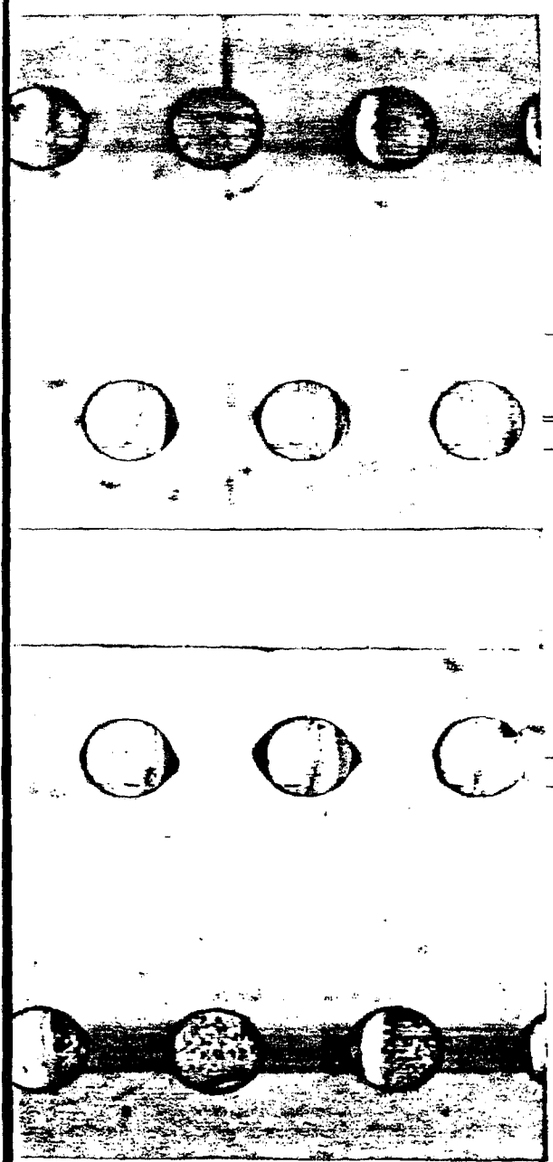
6119 08/23 0101 03CHECK 317.80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8426 PAGE 629

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	84000.00
CON TX	310.80
PRFEE	1.00
WDEED	6.00
TOTAL	317.80
CHECK	317.80

08/23/91 01 10:53 0001 6119

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41227

IDENTIFT REFERENCE

AUG 23 10 52 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 452625