PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (lh) (Title No: 31143)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 220000.00

Affiant

Sworn and subscribed before me this
30th day of August, 1991.

Notary Public

My Commission Expires: Oct 2, 1991

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
William B. Heming
6105 Montcrest Drive
Nashville, TN 37215

MORTGAGEE:
Sovran Mortgage Corporation
1512 Willow Lawn Drive
Richmond, VA 23230-3479

MAP-PARCEL NUMBERS
144-15-23 FH-14616

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John C. Spence, Jr. and spouse, Helen P. Spence,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William B. Heming,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 45 on the plan of Hillsboro Park - Section 2, of record in Book 2331, pages 61 and 62, Register's Office for said County.

SAID Lot No. 45 fronts 183.0 feet on the northerly margin of Montcrest Drive and extends back 216.0 feet on the easterly line and 423.8 feet on the westerly line to a dead line in the rear, measuring 275.7 feet thereon.

BEING the same property conveyed to J. C. Spence, Jr. and wife, Helen Payne Spence by deed from J. J. Tucker and wife, Elaine H. Tucker of record in Book 2693, page 341, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

437.45

SEP 3 10 52 AM '91

7150 09/03 0101 03CHECK 821.00

This is improved property, known as: 6105 Montcrest Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of August, 1991.

John C. Spence, Jr.

Helen P. Spence

State of Tennessee
County of Davidson

On this 30th day of August, 1991, before me the undersigned authority, personally appeared John C. Spence, Jr. and Helen P. Spence, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 2, 1991

Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8433 PAGE 513

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	
				220000.00
			CON TX	814.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	821.00
			CHECK	821.00
09/03/91	01		10:54 0001	7150

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

437.4 S.

SEP 3 10 52 AM '91

No. 455444