File Box 38 File 10313

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
Suite 220, 4301 Hillsboro Road
Nashville, Tennessee 37215

BOOK 8436 PAGE 758

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TIMOTHY G. NIARHOS (NAME)	SOVRAN MORTGAGE CORPORATION (NAME)	104-5
3504 Central Avenue (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	354
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23219 (CITY) (STATE) (ZIP)	26W 01425

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, KERRY S. HELLER, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY G. NIARHOS AND WIFE, FRANCES J. NIARHOS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the easterly 80 feet of Lot No. 268 on the Plan of Richland Realty Company's Second Subdivision, Division "B", as of record in Plat Book 332, page 92, Register's Office for said County, more particularly described as follows:

Said part of Lot No. 268 fronts 80 feet on the northerly side of Central Avenue and runs back between parallel lines 189 feet on the east line and 200 feet, more or less, on the west line to a dead line.

Being the same property conveyed to Kerry S. Heller, an unmarried person by deed from Daniel W. McAdams, Jr., an unmarried person of record in Book 8121, page 667, said Register's Office.

This conveyance is made subject to (1)Taxes for 1991 which have been prorated and assumed by the Grantees; and (2) All matters appearing on the plan of record in Plat Book 332, page 92, Register's Office for said County.

Kristi Heller, spouse of Kerry S. Heller, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Kerry S. Heller.

SEP 5 2 09 PM '91

4473.4

unimproved ( )
This is improved (XX) property, known as 3504 Central Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of August, 1991

KERRY S. HELLER

Kristi Heller
KRISTI HELLER

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KERRY S. HELLER and wife, KRISTI HELLER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of August, 19 91.

My commission expires 1/23/93 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

9286 09/05 0101 03CHECK 495.40

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 1991.

MY COMMISSION EXPIRES: 1/23/93
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
KERRY S. HELLER and wife,
KRISTI HELLER

TO
TIMOTHY G. NIARHOS AND WIFE,
FRANCES J. NIARHOS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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
WB - 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 132000.00
CON TX 488.40
PRFEE 1.00
WDEED 6.00
TOTAL 495.40
CHECK 495.40

09/05/91 01 14:10 0001 8286

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

447.34

SEP 5 2 09 PM '91

No. 456566