FILE NO. 29420 FILE BOX "7"

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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 $66,782.45

X Costo I. Davis Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 19 91

Janet D. Davis
Notary Public

MY COMMISSION EXPIRES: 11-2-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
COSTO I. DAVIS, JR. (NAME)	SOVRAN MORTGAGE CORPORATION (NAME)	51-10-E-8
819 Lewis Ct., #8 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 26388 (STREET ADDRESS)	11D 94421
Madison, TN. 37115 (CITY) (STATE) (P.O. ZIP)	Richmond, Virginia 23260 (CITY) (STATE) (ZIP)	

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, THE ESTATE OF JAMES JOSEPH BOHAN by: JAMES PATRICK BOHAN, JOHN DAVID BOHAN, TIMOTHY JOSEPH BOHAN and JEFFERY STEPHEN BOHAN, being all of the heirs at law, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO COSTO I. DAVIS, JR., 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:

BEING Unit No. 8, known as 819 Lewis Court, Madison, Davidson County, Tennessee, 37115, and a part of Oakland Trace Condominiums - Phase III, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 7506, page 623, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plat of Oakland Trace - Phase III as shown of record in Book 7506, page 640, said Register's Office, for a more complete and accurate description of said Unit.

BEING the same property conveyed to James Joseph Bohan by deed from C & T Development Co., Inc., of record in Book 7556, Page 334, Register's Office for Davidson County, Tennessee. The said James Joseph Bohan having since died, leaving a Will in Case No. 97222, Probate Court of Davidson County. Real property left to James Patrick Bohan, John David Bohan, Timothy Joseph Bohan and Jeffery Stephen Bohan.

IT IS UNDERSTOOD and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to BARCLAYS AMERICAN, of record in Book 7556, Page 337, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred. SAID LOAN IS NOW WITH SOVRAN MORTGAGE CORPORATION.

This is unimproved ( ) improved (X) property, known as 819 Lewis Court, Unit No. 8, Madison, Tennessee 37115
(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 hands this 8th day of October, 19 91

THE ESTATE OF JAMES JOSEPH BOHAN

James Patrick Bohan John David Bohan Timothy Joseph Bohan Jeffery Stephen Bohan

JAMES PATRICK BOHAN JOHN DAVID BOHAN TIMOTHY JOSEPH BOHAN JEFFERY STEPHEN BOHAN

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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 PATRICK BOHAN, JOHN DAVID BOHAN, TIMOTHY JOSEPH BOHAN and JEFFERY STEPHEN BOHAN, being all of the heirs at law of James Joseph Bohan, deceased,

the bargainor s, 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 Nashville, Tennessee, this 8th day of October, 19 91.

Commission Expires 11-21-92

James A. Lair
Notary Public

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

TO

2910 10/15 0101 03CHECK 254-16

OCT 15 3 47 PM '91

5.4398

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 66782.45
CON TX 247.16
PRFEE 1.00
WDEED 6.00
TOTAL 254.16
CHECK 254.16

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1041691 01 15:47 0001 2910

5.4398

IDENTIFICATION

Oct 15 3 47 PM '91

No. 467679