BOOK 8473 PAGE 465

EX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 1991

Notary Public

MY COMMISSION EXPIRES 3-20-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Gregory A. Page (NAME)	Sovran Mortgage Corporation (NAME)	108-12-0-B
2112 N. Ashford (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	58CO
Nashville, TN 37214 (CITY) (STATE) (P O ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	03D92483

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, Frank Batson Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory A. Page and wife, Pamela K. Page

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 Lot No. 124 on the Plan of Harborview, Phase 1-A, Section 2, of record in Plat Book 6900, page 756-758, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Frank Batson Homes, Inc. by deed from Third National Bank in Nashville, of record in Book 8335, page 565, said Register's Office.

5.7.7.6.2

IDENTIFICATION REFERENCE

Oct 29 11 02 AM '91

This is improved (XX) unimproved ( ) property, known as 2112 N. Ashford, Nashville, TN 37214
(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 heir 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 covey 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 my hand this 25th day of October, 1991

Frank Batson Homes, Inc.

By: Frank C. Batson, Pres
Frank C. Batson, President

BOOK 8473 PAGE 466

STATE OF TENNESSEE
COUNTY OF

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

_____ (or proved to me on the basis of satisfactory evidence) the bargainor _____, with whom I am personally acquainted/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 Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon ~~his oath~~ (they ~~severally~~) acknowledged (~~himself~~) (they) to be the President and ~~XXXXXXXXXXXX~~ respectively of the Frank Batson Homes, Inc. the within named bargainor, and corporation, and that (he) as such President and ~~XXXX~~ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Frank C. Batson as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 25th day of October 19 91

My commission expires 3-25-95

Notary Public

WARRANTY DEED

FROM
Frank Batson Homes, Inc.

TO
Gregory A. Page
Pamela K. Page

RETURN TO:
METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

451-74 5829 10:29 07/07 0104 03CHECK

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8473 PAGE 467

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	120200.00
			CON TX	444.74
			PRFEE	1.00
			WDEED	6.00
			TOTAL	451.74
			CHECK	451.74
10/29/91	01	11:01	0001	6839

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.7.7.6 2.

IDENTIFICATION REFERENCE

Oct 29 11 02 AM '91

FEE

No. 471537