BOX 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Marguerite Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF October, 19 91

Notary Public

MY COMMISSION EXPIRES: 11/22/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel V. Waller (NAME)	Sovran Mortgage Corporation (NAME)	MAP 64-3-A
4036 Brandywine Pointe Blvd. (ADDRESS)	1512 Willow Lawn Drive (ADDRESS)	PARCEL 11
Old Hickory, Tn 37138 (CITY) (STATE) (ZIP)	Richmond, Virginia 23230 (CITY) (STATE) (ZIP)	4D 93480

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, Charles H. Turner Construction Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel V. Waller and wife, Carolyn R. Waller

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 Lot No. 81 on the Plan of Brandywine Pointe Phase 1, Section 1, as of record in Book 7900, Pages 170-172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate legal description.

BEING the same property conveyed to Charles H. Turner Construction Inc. by deed from Brandywine Pointe Partners, L.P., a Tn limited partnership of record in Book 8386, Page 667, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

6.0107

IDENTIFICATION REFERENCE

Nov 6 1 49 PM '91

unimproved ( )
This is improved (X) property, known as 4036 Brandywine Pointe Blvd., Old Hickory, Tn 37138
(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 my hand this 31st day of October, 19 91

Charles H. Turner Construction Inc.
By: Charles H. Turner, Pres.

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

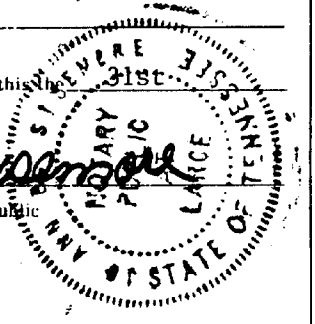
STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Charles H. Turner and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Charles H. Turner Construction, Inc. the within named bargainor, and corporation, and that he as such President 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 Charles H. Turner as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 31st day of October 19 91.

My commission expires 7-23-94

_____
Notary Public



WARRANTY DEED

FROM

Charles H. Turner Construction Inc.

TO

Joel V. Waller and wife, Carolyn R. Waller

RETURN TO:

Saturn & Mazer, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

802.50 CHECK 0101 11/06/91 7056

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8480 PAGE 753

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	
				215000.00
			CON TX	795.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	802.50
			CHECK	802.50
11/06/91	01		13:51 0001	7056

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.0107.

IDENTIFICATION REFERENCE

Nov 6 1 49 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 474196