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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,900.00

Timothy O. Austin
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/24/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Timothy O. Austin (NAME)	Sovran Mortgage Corporation (NAME)	96-07-0-A
352 Stewarts Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	014-CO
Nashville, TN 37214 (CITY) (STATE) (P.O ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	03DZ62199

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, Harbor Federal Savings and Loan Association

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy O. Austin, unmarried,

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.

A certain condominium apartment in Davidson County, Tennessee, BEING Lot No. 4, Unit No. 3 of Bianca Square Condominiums, of record in Book 5800, page 101, as amended in Book 5200, page 661, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said unit.

BEING the same property conveyed to Harbor Federal Savings and Loan Association by deed from Arnold M. Weiss, Substitute Trustee, of record in Book 8198, Page 959, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Book 6162, page 195; and Book 6162, page 566, said Register's Office.

This conveyance is subject to an Agreement to Maintain, of record in Book 5945 page 856, said Register's Office.

6.145.2

IDENTIFICATION REFERENCE

Nov 13 8 35 AM '91

FELIX J. WITCHER, REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 352 Stewarts Ferry Pike, 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 7th day of November, 19 91

Harbor Federal Savings and Loan Association

By: Randy Reardin
Assistant Vice President

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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 FLORIDA
COUNTY OF ST. LUCIE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rindy Reardin and _____ with whom I am personally acquainted/and who upon (his oath) (himself) acknowledged (that) (he) to be the Asst. Vice President and _____ respectively of the Harbor Federal Savings and Loan Association the within named bargainor, and corporation, and that (he) as such Asst. Vice 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 Rindy Reardin as such Asst. Vice President, and attesting the same by the said _____ as such _____

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at Ft. Pierce on this the 7th day of November 19 91

My commission expires _____

Notary Public, State of Florida at Large
My Commission Expires Jan. 20, 1992
Bonded thru Agent's Notary Brokerage

x Cindy H. Sinnott
Notary Public

CINDY O. SINNOTT NOTARY PUBLIC STATE OF FLORIDA

WARRANTY DEED

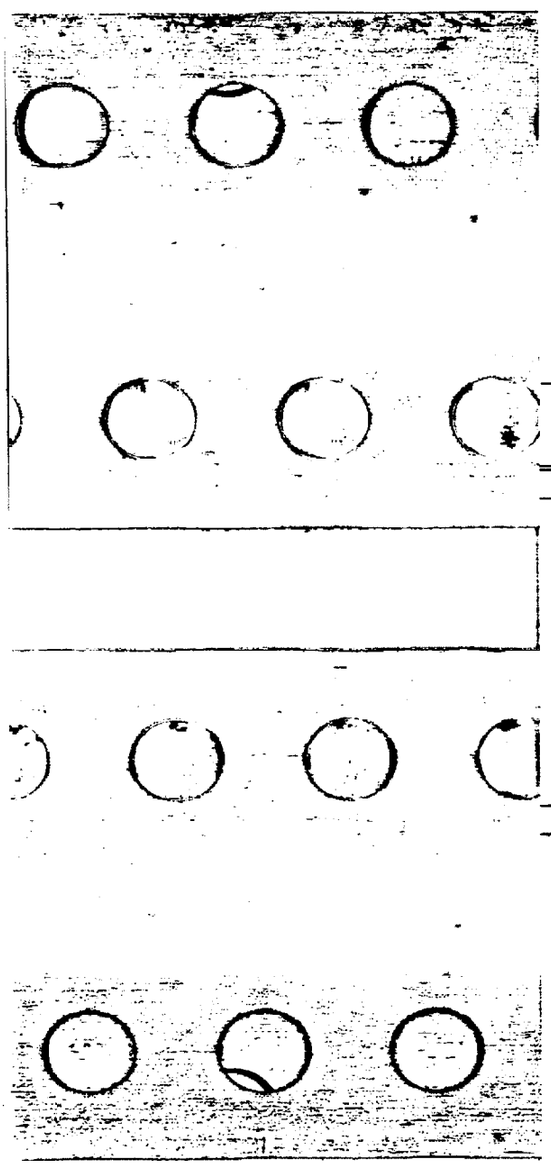
FROM
Harbor Federal Savings and Loan Association

TO
Timothy O. Austin

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

8414 11/13 0101 03CHECK 165.75



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 42900.00
CON TX 158.73
PRFEE 1.00
MDEED 6.00
TOTAL 165.73
CHECK 165-73

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/13/91 01 08:36 0001 8614

6145.2

IDENTIFICATION REFERENCE

Nov 13 8 35 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 475725