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DEC 26 1 26 PM '91

IDENTIFICATION REFERENCE

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RRA006

FROM: MARION O. PILKINTON AND WIFE, MARY E. FLANAGAN PILKINTON

TO: COURTNEY E. ARTIS

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS SUITE 1200, ONE SOVRAN PLAZA NASHVILLE, TENNESSEE 37239-1200

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Courtney E. Artis	Sovran Mortgage Corporation	Map 72-4
1912 Riverwood Dr.	P.O. Box 26388	Parcel 331
Nashville, Tn 37216	Richmond, Virginia 23260-6388	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $56,000.00.

Courtney E. Artis
Affiant

Subscribed and sworn to before me, this the 24th day of December, 1991.

Carol R. Rivers
Notary Public

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, We, Marion O. Pilkinton and wife, Mary E. Flanagan (now Pilkinton), hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Courtney E. Artis, hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

5353 12/26 0101 03CHECK 217.20

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 1912 Riverwood Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 24th day of December, 1991.

Marion O. Pilkinton

Marion O. Pilkinton

Mary E. Flanagan Pilkinton

Mary E. Flanagan Pilkinton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marion O. Pilkinton and wife, Mary E. Flanagan Pilkinton, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of December, 1991.

Carole R. Kennedy

NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Happy Valley Section "A", not of record described according to a survey made by Z.J. Wilkinson, Surveyor, April 19, 1941 as follows:

Beginning on the southerly margin of Riverwood Drive, formerly Williams Ferry Road, at a point 175 feet of the easterly margin of Cooper Lane, said Point being the corner of Lots Nos. 2 and 3; thence with the line between said two lots, southwardly 179 feet; thence eastwardly 75 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, northwardly 174.8 feet to the southerly margin of Williams Ferry Road; thence with said road, westwardly 75 feet to the beginning.

Being the same property conveyed to Marion O. Pilkinton and Mary E. Flanagan by Deed of Record in Book 4985, page 569, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. Easement for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 4786, Page 828, said Register's Office.

2. Restrictions as contained in Book 1181, Page 127, said Register's Office.

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 56000.00
CON TX 207.20
PRFEE 1.00
WDEED 9.00
TOTAL 217.20
CHECK 217.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

DEC 26 1 25 PM '91

FELIX Z. WILSON, II
(DAVIDSON COUNTY)

No. 487854