WARRANTY DEED

BOOK 9579 PG 921

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Shelley S Mangrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF January 19 95

Robert L. Jones
Notary Public

MY COMMISSION EXPIRES: 5/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelley S. Mangrum (NAME)	Sierra Western Mortgage Company (NAME)	MAP 143-2A
544 Harpeth Trace Drive (ADDRESS)	(ADDRESS)	PAR 23 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Roger Wayne Sovine and wife, Shirley A. Sovine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shelley S. Mangrum, 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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Harpeth Trace Estates, Section Three, of record in Plat Book 5200, page 751, 752, and 753, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Roger Wayne Sovine and wife, Shirley A. Sovine by deed from Frank J. Spalluzzi, a single person, of record in Book 7675, page 741, said Register's Office.

This conveyance is subject to any and all easements and restrictions of record.

28608
IDENTIF. ↑ REFERENCE

95 JAN 27 AM 8:35
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV

5730 01/27 0101 03CHECK 971.00

unimproved ( )
This is improved (X) property, known as 544 Harpeth Trace Drive, Nashville, Tennessee 37221
(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 hand s this 24th day of January 19 95

Roger Wayne Sovine

Shirley A. Sovine

Shirley A. Sovine

9579

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9579 PG 922

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger Wayne Sovine and wife, Shirley A. Sovine

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 24th day of January, 19 95.

Commission expires 5/24/97

Notary Public

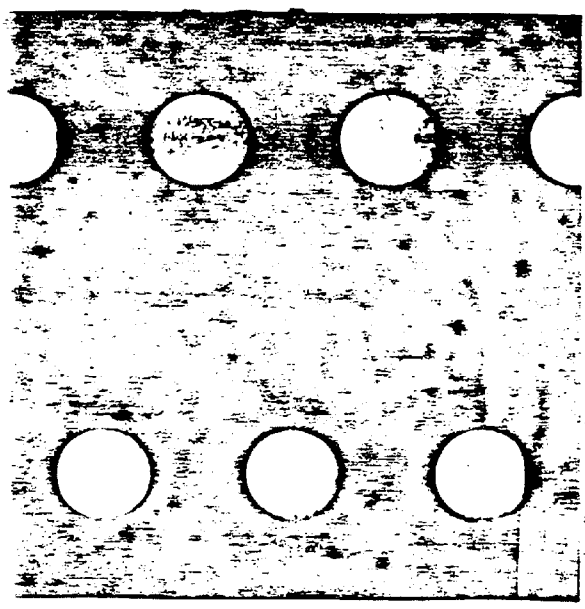
STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

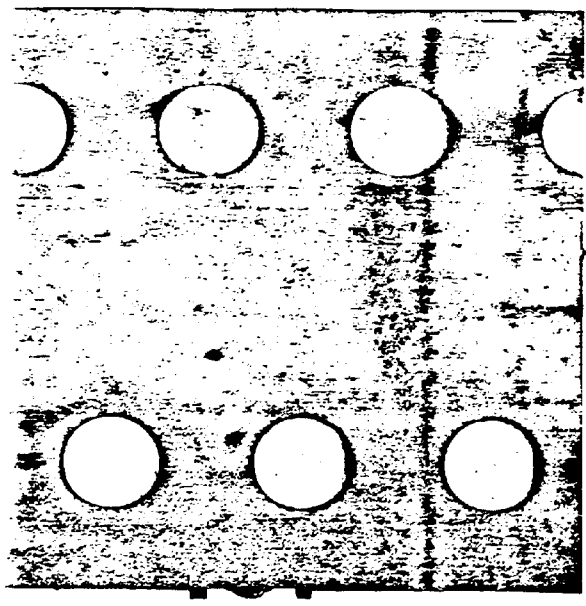
RECEIVED OF _____

FOR _____

BOOK 9579 PG 923

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 260000.00
CON TX 962.00
PRFEE 1.00
WDEED 8.00
TOTAL 971.00
CHECK 971.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/27/95 01 08:34 0001 5730

28608
IDENTIF. ↑ REFERENCE

95 JAN 27 AM 8:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 875507