BOOK 10314 PG 13

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
3rd DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JACQUE I. FREEZE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William K. Sovine (NAME)	Mortgage Portfolio Service (NAME)	141-12-C-7.00CO
7705 River Bend Way (ADDRESS)	5520 LBJ Freeway, Suite 200 (ADDRESS)	09D-80753
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Dallas, TX 75240 (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, Eugene Collins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William K. Sovine and wife, Nancy Sovine

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, TN, BEING Lot No. 7 on the Plan of River Bend Estates, of record in Book 6900, pages 504 and 505, and as amended by Surveyor's Correction Deed of record in Book 7465, page 833, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the property conveyed to Eugene Collins, unmarried, by deed from First Tennessee Bank National Association, of record in Book 9664, Page 515, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1997, which have been prorated, the payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the plan of record in Book 6900, page 504, as amended in Book 7465, page 833; Declaration of covenants, conditons and restrictions of record in Book 7112, page 481, amended in Book 7308, page 805, Book 7308, page 808, Book 7336, page 15 and Book 7549, page 893; By-Laws in Book 7347, page 643; Easements of record in Book 6621, page 303, Book 4817, apge 792 and Book 4581, page 307; Storm water detention agreement in Book 7278, page 822: Dedication of common area in Book 9462, page 679; Charter of record in Book 7347, page 636; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
improved (X) property, known as 7705 River Bend Way, Nashville, TN 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 my hand this 3rd day of January 19 97

Eugene Collins

BOOK 10314 PG 14

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene Collins, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of January, 19 97

Commission expires 3/27/99

JACQUE I. FREESE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires March 27, 1999

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

WARRANTY DEED

FROM

Eugene Collins

TO

William K. Sovine and wife,
Nancy Sovine

RETURN TO:

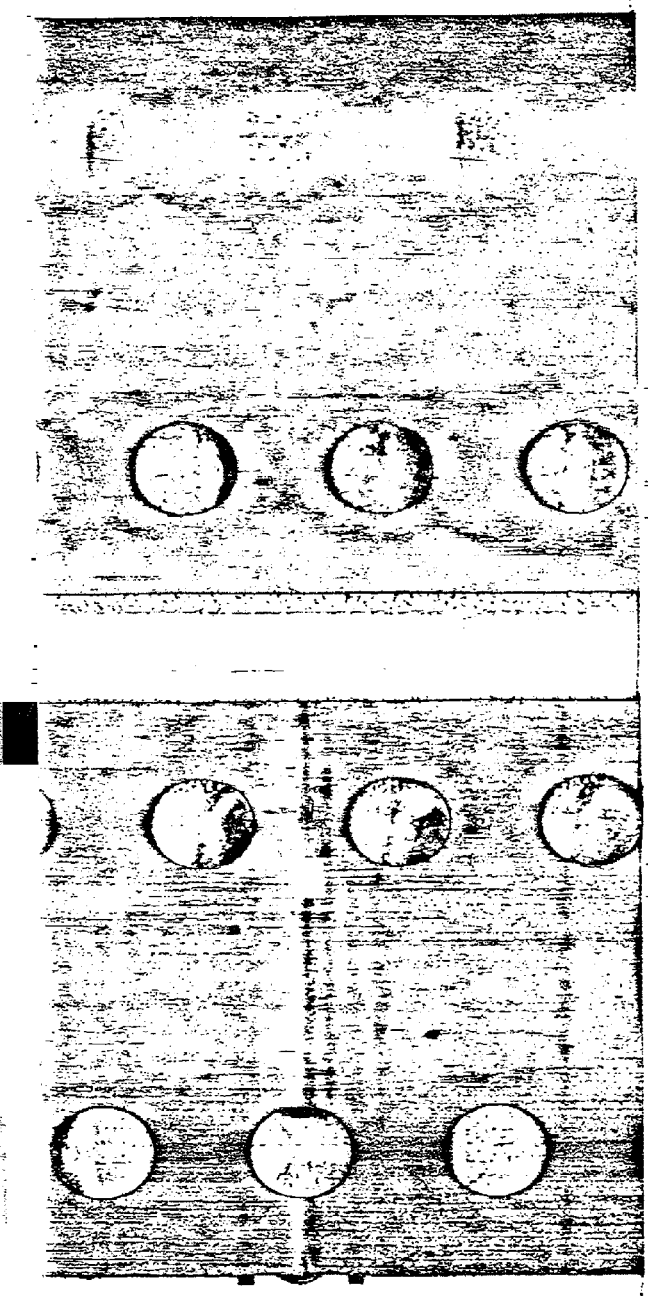
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

97 JAN -8 AM 8:57
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

026244

2964 01/08 0101 03CHECK 674.63



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10314 PG 15

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	
			179900.00	
			CON TX	665.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	674.63
			CHECK	674.63
01/08/97	01	08:56	0001	2964

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

026244

IDENTIF. ↑ REFERENCE

97 JAN -8 AM 8:5

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

(D)

No. 1105493