FILE BOX 3

FORM No. WD-1

BOOK 6160 PAGE 537

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 19 83

Notary Public

MY COMMISSION EXPIRES: 10-14-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 295 PLUS PARK BOULEVARD, SUITE J — NASHVILLE, TN 37217

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bill Garrett	Engel Mortgage Company, Inc.	MAP 108-4
(NAME) P.O. Box 110614	(NAME) P.O. Box 847	PARCEL 24
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37222-0614	(STREET ADDRESS) Birmingham, Alabama 35201	3D-85686
(CITY) (STATE) (P.O. 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, Atlantic Realty, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bill Garrett, 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.

BEING Lot No. 60A, of Zone Lot Division of Lots Nos. 60, 61 and 62, Section 2, Larchwood Subdivision, of record in Plat Book 5800, Page 266, amending Plat Book 5200, Pages 57, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Atlantic Realty, Inc. by deed from Frank Batson and wife, Judy W. Batson of record in Book 6153, Page 622, Register's Office said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 5681, Page 532, Book 5688, Page 696, Book 6011, Page 130, and Book 6137, Page 478, and Book 6138, Page 808, Register's Office for said County.

THIS conveyance is subject to a Deed of Trust executed by Frank Batson and wife, Judy W. Batson to Michael L. Padalino, Trustee, for Engel Mortgage Company, Inc., dated October 4, 1983, with a present unpaid principal balance of $51,508.00, of record in Book 6152, Page 415, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby tranferred to the Grantees.

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

This is unimproved ( ) improved (XX) property, known as 870 Norwalk Drive (House Number) (Street) Nashville, TN 37214 (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 19TH day of OCTOBER, 1983

Atlantic Realty, Inc.

BY: Gordon Weaver (Secretary Treas.)

Gordon Weaver, Secretary/Treasurer

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF

BOOK 6160 PAGE 538

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, 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 Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Gordon Weaver and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Secretary/Treasurer and _____ respectively of the Atlantic Realty, Inc. the within named bargainer, and corporation, and that (he) as such Secretary/Treasurer 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 Gordon Weaver as such Secretary/Treasurer, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 19TH day of OCTOBER 19 83

My commission expires 10-14-85

_____
Notary Public

H81245 WARRANTY DEED

FROM Atlantic Realty, Inc.

TO Bill Garrett

IDENTIF. REFERENCE

Oct 20 3 13 PM '83

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

RETURN TO:

SOUTHERN ESCROW COMPANY
295 Plus Park Boulevard
Suite J
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

10/20 162.50 CHECK

6500

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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
			60000.00- CAMT.	
			156.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	162.50-
			6500A 10/20/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 1 2 4 5

IDENTIF. REFERENCE T

OCT 20 3 19 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 987515