FORM NO. WD-1

BOOK 6301 PAGE 48

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 1984.

Notary Public

MY COMMISSION EXPIRES: 10/19/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN J. BRANIFF, et ux (NAME)	FIRST ATLANTA MORTGAGE CORPORATION (NAME)	MAP 142-14
559 Bellevue Road (STREET ADDRESS OR ROUTE NUMBER)	615 Peachtree Street, N. E. (STREET ADDRESS)	PARCEL 49
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30308 (CITY) (STATE) (ZIP)	9D-24546

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE, BRUCE J. WESTLUND and wife, HEATHER D. WESTLUND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN J. BRANIFF and wife, DONNA K. BRANIFF,

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. 28 on the Plan of Westward Winds, as of record in Book 3700, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Bruce J. Westlund and wife, Heather D. Westlund by deed from Kenneth E. Burns and wife, Katherine L. Burns, of record in Book 5897, page 943, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to MOLTON, ALLEN & WILLIAMS, INC., of record in Book 5622, page 502, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. Said loan is now with First Atlanta Mortgage Corporation.

08/06 133 30 CHECK

This is unimproved ( ) improved (X) property, known as 559 Bellevue Road, 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 18th day of May, 19 84

BRUCE J. WESTLUND HEATHER D. WESTLUND

87

STATE OF TENNESSEE
Davidson County

BOOK 6301 PAGE 49

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BRUCE J. WESTLUND and wife, HEATHER D. WESTLUND,

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of May, 1984

Commission expires 10/19/86

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

FILED
MAY 29 2 49 PM '84
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

I.D. REFERENCE

12 4 9 9

WARRANTY DEED

FROM

BRUCE J. WESTLUND, et ux

HEATHER D. WESTLUND

TO

JOHN J. BRANIFF, et ux

DONNA K. BRANIFF

PLEASE FILE BOX "7"

FILED
MAY 29 2 49 PM '84
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

I.D. REFERENCE

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

0 0 6 9

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6301 PAGE 50

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			68000.00- CAMT.	
			176.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	183.30-
0087A05/29/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 4 9 9 0

IDENTIF. REFERENCE

MAY 29 2 49 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0039514