File Box 9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6578 PG 105

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,900.00

William A. Maultsby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 1985.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Maultsby etux (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 75-9
2913 Cherry Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	3819 South George Mason Dr.-Suite G (STREET ADDRESS)	PARCEL 98
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Baileys Crossroads, VA. 22041 (CITY) (STATE) (ZIP)	FB# 4D-31948

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, Billy J. Lee and wife, Eliza Rose Lee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Maultsby and wife, Anita A. Maultsby

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. 230 on the plan of Section Two Revised, Hermitage Hills, of record in Book 2900, page 112, Register's Office for said County.

SAID Lot No. 230 fronts 90.0 feet on the southerly margin of Bonnalynn Drive and extends back 111.8 feet on the easterly line and 136.6 feet on the westerly line to a broken line in the rear, measuring 91.8 feet thereon.

BEING the same property conveyed to Billy J. Lee and wife, Eliza Rose Lee by deed from James Sanford Minor and wife, Frances Katherine Minor of record in Book 4604, page 355, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to: (a) property taxes for 1985 for which Grantee(s) will be responsible; (b) restrictive covenants of record in Book 3096, page 50, said Register's Office; (c) matters set forth on said plan.

FELIX E. DAVIS REGISTER DAVIDSON COUNTY, TN
JUN 11 12 15 PM 1985
IDENTIF. REFERENCE
J.1.2088

This is unimproved ( ) unimproved (X) property, known as 218 Bonnalynn Drive (House Number) (Street) Hermitage, TN. 37076 (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 7th day of Juen, 1985

Billy J. Lee

Eliza Rose Lee

STATE OF TENNESSEE
Davidson County

6579 106

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Billy J. Lee and wife, Eliza Rose Lee

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 7th day of June 1985

Commission expires 11-1-87

John V. Adams
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

WARRANTY DEED

FROM

Billy J. Lee and wife,

Eliza Rose Lee

TO

William A. Maultsby and wife,

Anita A. Maultsby

PREPARED BY:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

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

RECEIVED OF _____

FOR _____

BOOK 6579 PAGE 107

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

52900.00- CAMT.
137.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 144.04-
701BA06/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J1:2088

IDENTIF. REFERENCE

JUN 11 12 15 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 143475