3890 File Box 58

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, TN 37207

BOOK 6581 PAGE 636

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DONALD W. DIAL (NAME)	ATLANTIC COAST MORTGAGE CO. (NAME)	Map 116=11A
436 Huntington Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	3819 S. George Mason Dr. Suite G (STREET ADDRESS)	Parcel A221
Nashville, Tennesseee 37211 (CITY) (STATE) (P. O. ZIP)	Bailey's Crossroad, Va. 22041 (CITY) (STATE) (ZIP)	FB# 6DU-76590

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, EILEEN A. OWENS and OUIDA J. KARNES, both unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD W. DIAL and wife, JUDY F. DIAL

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 221 on the Plan of Huntington Ridge Townhouses, as of record in Plat Book 4675, page 9, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Eileen A. Owens and Ouida J. Karnes, as joint tenants, by deed from Estella M. Taylor of record in Book 5776, page 591, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes, which have been prorated and assumed by the Grantee(s); (2) Master Deed of record in Book 4729, page 687, amended in Book 4889, page 905 and Book 5394, page 243; and (3) All matters appearing on the Plan of record in Plat Book 4675, page 9, said Register's Office.

J 1.2865

IDENTIF. REFERENCE

JUN 13 1 38 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is unimproved (XX) property, known as 436 Huntington Ridge Drive, Nashville, Tennesseee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 12th day of June, 1985

~~EILEEN A. OWENS~~ OUIDA J. KARNES

Eileen A. Owens Ouida J. Karnes

STATE OF TENNESSEE

COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EILEEN A. OWENS and OUIDA J. KARNES

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 Brentwood, Tennessee, this 12th day of June, 1985.

My commission expires 4/19/87 Notary Public Eileen D. Scott

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,500.00

Donald W. Dial
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 1985

MY COMMISSION EXPIRES: 4/19/87 (AFFIX SEAL) Eileen D. Scott Notary Public

WARRANTY DEED

FROM

EILEEN A. OWENS and OUIDA J. KARNES

TO

DONALD W. DIAL and wife, JUDY F. DIAL

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 2 8 6 5.

IDENTIF. REFERENCE

JUN 13 1 39 PM '85

DAVIDSON COUNTY, TN

No. 111175