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B0130

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 65000.00

Subscribed and sworn to before me, this the 26 day of June 19 85

Affiant

My commission expires: Jan 17, 1986 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Gary M. Gipson	ATLANTIC COAST MORTGAGE COMPANY
101 Colemont Court	3819 South George Mason Drive, Suite G
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37211	Baileys Crossroads, VA 22041
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO. 162-02-0 178.00 05DU 52625

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Ronald A. Valentini and wife, Betsy S. Valentini

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Gary M. Gipson and wife, Mona G. Gipson

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Colewood Acres, Section III, as of record in Book 4175 at page 45, Register's Office for said County, described as follows:
Beginning at a point in the southwesterly margin of Colemont Court at the common corner of Lots Nos. 209 and 210; thence with the margin of said Court, southeastelry 100 feet to a point in the beginning of a curve; thence around said curve, southerly 37.10 feet to a point in the northwesterly margin of Colemont Drive; thence with the margin of the same, southerwesterly 65.80 feet to the common corner of Lots Nos. 209 and 208; thence with the line between said lots; northwesterly 121.6 feet to the common corner of Lots Nos. 209 and 210; thence with the line between said lots northeasterly 104.7 feet feet to the point of beginning.

Being the same property conveyed to Ronald A. Valentini and wife, Betsy S. Valentini by deed recorded in Book 5059 at page 124, Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record.

J 2 1 3 1 4

IDENTIF. REFERENCE

JUL 17 10 00 AM '85

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 101 Colemont Court, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 26 day of June 19 85

Ronald A. Valentini

Betsy S. Valentini

2436

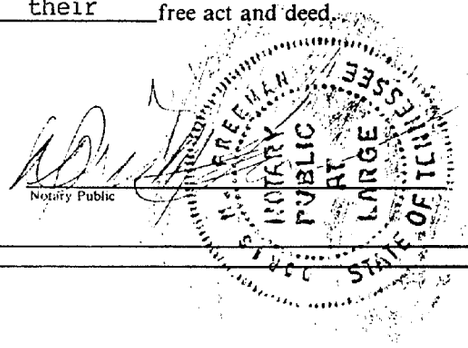
State of Tennessee
County of Davidson

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On this 26 day of June, 19 85, before me personally appeared Ronald A. Valentini and wife, Betsy S. Valentini to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:
Jan. 19, 1986

Notary Public



State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

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

65000.00- CAMT
169.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 175.50-
8436A07/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 1 3 1 4

T
IDENTIF. REFERENCE

JUL 17 10 00 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 154620