THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Francis W. Foley, Jr. 4502 Utah Avenue Nashville, TN 37209	Atlantic Coast Mortgage Co. 3819 S. George Mason Dr., Suite G Baileys Crossroads, VA 22041	MAP 103-4 PARCEL 106 25W-3910

WARRANTY DEED BOOK 6614 PAGE 606

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mabel Lorrine Bulla, Cora Louise Booker and Willie Cowan Pegram hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Francis W. Foley, Jr. hereinafter called the Grantee, Grantee's 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. 8 of Block 3 on a Map of a part of Sylvan Park as of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 50 feet on the northerly side of Utah, formerly 7th Avenue, and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Mabel Lorrine Bulla, Cora Louise Booker and Willie Cowan Pegram by deed from Beulah Collier Pegram, a widow, of record in Book 4134, page 715, Register's Office for Davidson County, Tennessee.

J 2 3 5 8 9

IDENTIF. REFERENCE

JUL 25 12 32 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 4502 Utah Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15th day of July, 19 85.

Willie Cowan Pegram
Willie Cowan Pegram

Mabel Bulla
Mabel Lorrine Bulla

Cora Louise Booker
Cora Louise Booker

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of July, 19 85, before me personally appeared Mabel Lorrine Bulla, Cora Louise Booker & Willie Cowan Pegram, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6611 PAGE 607

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00 .

_____
Affiant

Subscribed and sworn to before me, this the 24th day of July, 19 85.

My Commission Expires: Nov 6 1987

_____
Notary Public

WARRANTY DEED

from:

MABEL LORRINE BULLA, CORA LOUISE BOOKER & WILLIE COWAN PEGRAM

to:

FRANCIS W. FOLEY, JR.

RETURN TO BOX 8 (jcb)

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23785

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6614 PAGE 608

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
			400[illegible].00- [illegible]	
			104.00 [illegible]	
			.50 [illegible]	
			6.00 [illegible]	
			[illegible]	110.50-
		1317A07/25/85	SAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 3 5 8 9

IDENTIF. REFERENCE T

JUL 25 12 32 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 157433