FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

David W. Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 85

Notary Public

MY COMMISSION EXPIRES: 2-19-86

(AFFIX SEAL)

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Box 30

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Reed (NAME)	Atlantic Coast Mortgage Company (NAME)	73-1-72
1928 Riverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	3819 S. George Mason Dr.,Suite G (STREET ADDRESS)	15DZ-36335
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Baileys Crossroads, Va 22041 (CITY) (STATE) (ZIP)	

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. Cox, Executor under the Estate of Maude Cox, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Reed

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 all of Lot No. 11 and the easterly 5 feet of Lot No. 10 on the unrecorded Map of Happy Valley Subdivision, Section A, and described according to a survey made by John Kohl and Company, Licensed Land Surveyor No. 100 and dated June 28, 1985, as follows:

Beginning at a point in the southeasterly margin of Riverwood Drive, formerly Williams Ferry Road, said point being 745 feet, more or less, from the intersection of Riverwood Drive and Cooper Lane, thence from said beginning point along the margin of Riverwood Drive 105 feet to a point; thence with the line between Lots 11 and 12, southeasterly 162.5 feet to a point; thence southwesterly 105 feet to a point; thence northwesterly 161 feet, more or less, to the point of beginning.

Being the same property conveyed to H. D. Cox and wife, Maude Cox by deed from Alex Garner Wilson and wife, Margaret S. Wilson, of record in Book 3576, page 637, said Register's Office. The said H. D. Cox predeceased Maude Cox who subsequently died testate and by Will of record in Will Book 149, page 415, Probate Court Clerks Office for Davidson County, Tennessee, vested subject property in Billy J. Cox, Executor, with full power to sell.

The property herein conveyed is subject to restrictive covenants of record in Book 1181, page 127, said Register's Office, and to the matters set forth in the above referenced plan of record.

CHECK ( ) unimproved ( ) this is improved (XX) property, know as 1928 Riverwood Drive, Nashville, TN 37216
(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 convenant 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 his hand this 31st day of July, 19 85

Billy J. Cox Executor of estate of Maude Cox
Billy J. Cox, Executor

3195

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy J. Cox, Executor

the bargainor, with whom I am personally acquainted, * and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of July 1985

Commission expires 1-19-86

Notary Public

* or proved to me on the basis of satisfactory evidence.

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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM

Billy J. Cox, Executor under the Estate of Maude Cox, Deceased

TO

David W. Reed

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Aug 1 9 37 AM '85

IDENTIFICATION REFERENCE

2.50.84

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

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

51000.00- CONT.
132.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 139.10-
3195A08/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25084

IDENTIFI REFERENCE

AUG 1 9 37 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159263