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

File

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Dixie W. Fulton 4908 Nebraska Avenue Nashville, TN 37209	Atlantic Coast Mortgage Company 3819 S. George Mason Dr. Suite G Baileys Crossroads, VA 22041	103-3 232 25W-04965

BOOK 6647 PAGE 2

WARRANTY DEED

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, Dennis Lee Holt and wife, Deborah Ann Holt hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Dixie W. Fulton, unmarried 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. 5 of Block 8, in the West Extension of Sylvan Park Subdivision, not of record, and a strip of land to the north or rear of said Lot No. 5.

SAID Lot No. 5 fronts 50 feet on the northerly side of Nebraska Avenue, formerly 8th Avenue, and with said strip of land, runs back between parallel lines 210 feet to a dead line, on which it measures 50 feet, the westerly boundary of said lot and strip of land being parallel to and 60 feet eastwardly from the easterly margin of 50th Avenue North, formerly 9th Street.

BEING the same property conveyed to Dennis Lee Holt and wife, Deborah Ann Holt by deed from Janice M. Otteson, of record in Book 6047, page 661, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Deborah Ann Holt by Dennis Lee Holt as her Attorney in Fact pursuant to a Power of Attorney which is being recorded simultaneously herewith.

33675 IDENTIFICATION REFERENCE

SEP 4 12 24 PM '85 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is (un)improved property, known as 4908 Nebraska 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 29th day of August, 19 85

Deborah Ann Holt
BY: Dennis Lee Holt, Attorney in Fact

Dennis Lee Holt

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of August, 19 85, before me personally appeared Dennis Lee Holt, 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 he executed the same as his free act and deed.

My Commission Expires: Nov 4, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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___.

BOOK 5547 PAGE 3

My Commission Expires: _____ Notary Public

State Tax $ 156.52
Fee $ .50
Recording Fee $ 12.00
Total $ 169.02
Receipt No. _____

STATE OF TENNESSEE
COUNTY OF Davidson

MARGIE L. TRICE
REGISTER OF DEEDS
WILSON CO. TENN.
By _____ Deputy

The actual consideration or value, whichever is greater, for this transfer is $ 60,250.00.

Affiant

Subscribed and sworn to before me, this the 29th day of August, 19 85.

My Commission Expires: Nov 4 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis Lee Holt with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Deborah Ann Holt as her Attorney in Fact as the free act and deed of the within named Deborah Ann Holt.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of August, 1985.

My Commission expires: Nov 4, 1987

Notary Public

WARRANTY DEED

from:
Dennis Lee Holt and wife, Deborah Ann Holt

to:
Dixie W. Fulton, unmarried

Filed _____ M.
Book _____ Page _____
Recorded in Book _____ Page _____
_____ County, Tennessee.
_____ Day of _____ 19___
_____ Register
By _____ Dep. Reg.

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

STATE OF Tennessee

COUNTY OF Davidson

BOOK 6647 PAGE 4

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant Dennis Lee Holt

Sworn to and subscribed before me this 29th day of August, 1985.

Notary Public

My Commission Expires: 11-1-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6647 PAGE 5

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

60250.CO- CAMT.
156.52 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 166.02-
3603A09/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 3 6 7 5

IDENTIF. REFERENCE

SEP 4 12 24 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169419