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:
Gary R. Craddock	Atlantic Coast Mortgage	108-174
1100 Oakway Court	Company	16
Nashville, TN 37217	3819 S. George Mason Dr. Suite G	3D-89732
	Baileys Crossroads, VA 22041	

WARRANTY DEED BOOK 6651 PAGE 823

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, Percy Priest Woods, a joint venture, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Gary R. Craddock and wife, Melanie A. Craddock 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. 55B on the plan of Zone Lot Division, Percy Priest Woods, Lots 53, 55, 70, 71, 72, 73 and 74, Rev. Section III, of record in Book 5200, page 789 and amended in Book 6250, page 583, both in Register's Office for said County.

SAID Lot No. 55B, which is a corner lot, fronts 29.82 feet on the westerly margin of Oakway Court and fronts 85.30 feet on the southerly margin of Hammack Court, said frontages being joined by a curve having a length of 39.27 feet, and extends back 54.82 feet on the westerly line and 110.30 feet on the southerly line to a point of intersection.

BEING part of the same property conveyed to Percy Priest Woods, a joint venture, by quitclaim deed from JER Corporation, of record in Book 5958, page 849, by quitclaim deed from Land Investors of Tennessee, a general partnership of record in Book 5967, page 220, by quitclaim deed from Kodill Properties, a limited partnership, of record in Book 5967, page 223, and by deed from Kodill Properties, a limited partnership, of record in Book 6071, page 482, Register's Office for said County.

The property herein conveyed is subject to restrictive covenants of record in Book 5984, page 865, amended in Book 6020, page 270, Book 6097, page 11 and Book 6560, page 667, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 1100 Oakway Court, Nashville, TN 37217.

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 6th day of September, 1985.

Percy Priest Woods
By: Ellis B. Goodloe
Richard M. Wright, III

Ellis B. Goodloe and Richard M. Wright, III,
Joint Venturers

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6651 PAGE 824

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 ___himself 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 ___himself as _____. Witness my hand and official seal, at office in _____, Tennessee, this 6th day of _____, 19__

SEP 10 1 22 PM '85
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

351167

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 66,500.00.

Gary R. Craddock
Affiant

Subscribed and sworn to before me, this the 6th day of September, 19 85.

_____
Notary Public

My Commission Expires: 10-24-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ellis B. Goodloe and Richard M. Wright, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledges themselves to the the joint venturers of Percy Priest Woods, the within named bargainor, a joint venture, and that they as such joint venturers, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the joint venture by themselves as joint venturers. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of September, 1985.

NOTARY PUBLIC

My commission expires: 10/24/88

WARRANTY DEED

from:
Percy Priest Woods

to:
Gary R. Craddock and wife, Melanie A. Craddock

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

TN-23007

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6651 PAGE 825

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

66500.00- CAMT.
172.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 179.40-
5400A09/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

351167

IDENTIFICATION REFERENCE

SEP 10 1 22 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171167