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

Box 8
98

BOOK 6692 PAGE 471

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Franklin D. Evans 495 Sunliner Drive Nashville, TN. 37209	Atlantic Coast Mortgage Company 3819 S. George Mason Dr., Suite G Baileys Crossroads, VA. 22041	8DA-32730 MAP 90-11 PARCEL 62

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, BARNEY S. GRAHAM and wife, CYNTHIA TURNER GRAHAM hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRANKLIN D. EVANS 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. 419 on the plan of Charlotte Park, Section Six, of record in Book 2900, pages 7 and 8, Register's Office for said County.

SAID Lot No. 419, which is a corner lot, fronts 106.5 feet on the north-easterly margin of Fordomatic Drive and fronts 89.0 feet on the northwesterly margin of Sunliner Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 131.5 feet on the northeasterly line and 114.0 feet on the northwesterly line to a point of intersection.

BEING the same property conveyed to Barney S. Graham and wife, Cynthia Turner Graham by deed from Wilburn C. Allen and wife, Myrtle Elizabeth Allen, of record in Book 5457, page 231, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2921, page 412, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 495 Sunliner Drive, 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 18th day of October, 1985.

Barney S. Graham

Cynthia Turner Graham

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18thday of October, 1985, before me personally appeared Barney S. Graham and Cynthia Turner Graham, 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.

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6692 PAGE 472

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 $ 67,900.00 .

_____
Affiant

Subscribed and sworn to before me, this the 18th day of October, 1985.

My Commission Expires: 11-1-87

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
10 OCT 85 183.04 CHECK

WARRANTY DEED

from:

BARNEY S. GRAHAM, et ux

to:

JIM H. SMITH, et ux

Return to: cg

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

TN 24108

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
OCT 25 12 29 PM '85

IDENTIFICATION REFERENCE

47670

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6692 PAGE 473

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

67900.00- BASE
176.54 STATE
.50 PRFE
6.00 MISC
CHECK 183.04-
0367A10/25/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47670

IDENTIFICATION REFERENCE

Oct 25 12 39 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 185742