BOU

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157
BOOK 5754 PAGE 841

ADDRESS NEW OWNER:
Robert D. Roach
509 Bismark Drive
Nashville, TN. 37210

SEND TAX BILLS TO:
Atlantic Coast Mortgage
Company
3975 University Drive
Fairfax, VA 22030

MAP-PARCEL NUMBERS:
MAP 95-10
PARCEL 23
3DZ-36445

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,

~~Phillip Little and Wanda Little~~
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert D. Roach and wife, Leila F. Roach
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 shown as Tract No. 1 on a survey prepared by Cantrell, Connell & Morrison, Engineers, dated January 1958, described as follows: Beginning at a point on the northwesterly margin of Bismark Drive, said point being the northeast corner of Lot No. 184 on the Plan of Elm Hill Acres, Section IV, as of record in Book 2331, page 118, Register's Office Davidson County, Tennessee; thence with the margin of said Drive north 43 degrees 39 minutes east 70 feet to a point; thence with the line between Tract No. 1 and Tract No. 2 on said survey in a northwesterly direction 304.3 feet, more or less, to the center of Mill Creek; thence with the center of Mill Creek 71 feet, more or less, to a point; then south 46 degrees 21 minutes east 294.8 feet, more or less, to the point of beginning.

BEING the same property conveyed to Phillip Little and Wanda Little by Installment deed from Patricia A. Weakley, Charles S. Anderson, James W. Anderson of record in Book 5916, page 377, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 509 Bismark Drive, Nashville, TN. 37210.

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 31st day of December, 19 85.

Wanda Little

Phillip Little

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of December, 19 85, before me personally appeared Phillip Little and Wanda Little, 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 their free act and deed.

My Commission Expires: 10-24-88

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___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 53,950.00.

Leila F. Roach
Affiant

Subscribed and sworn to before me, this the 31st day of December, 1985.

My Commission Expires: 10-14-88

_____
Notary Public

WARRANTY DEED

from:
Phillip Little and Wanda Little

to:
Robert D. Roach and wife, Leila F. Roach

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

98 JAN 13 AM 11:19
FILED FOR RECORD
DAVIDSON COUNTY, TENN.
FELIX L. NIXON, JR.
REGISTER

IDENTIFICATION REFERENCE

6 5 9 9 7

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6754 PAGE 843

FOR _____

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
			53950.00- CASH 140.14 CKTAX .50 PRFEE 6.00 MOTX CHECK 140.64- 2503A01/03/86 BAL .00	

6 5 9 5 7

IDENTIFICATION REFERENCE

JAN 3 11 14 AM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 207343