File Box 9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Gary W. Champaign
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 1986.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary W. Champaign et ux (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 141-11A
804 Bay Cove Court (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PARCEL 56
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	FB# 9D-68766

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, Mary H. McClain, now known as Mary H. Moore, and husband Jim M. Moore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary W. Champaign and wife, Susan G. Champaign

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:

BOOK 6763 PAGE 40

LAND in Davidson County, Tennessee, being Lot No. 156 on the plan of Rolling River Estates, Phase IV, of record in Book 5200, pages 184 & 185, Register's Office for said County.

BEING the same property conveyed to Mary H. McClain, now known as Mary H. Moore, by deed from Billy H. Teal and wife, Iva A. Teal of record in Book 5701, page 205, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to (a) property taxes for 1986 for which Grantees will be responsible; (b) Declaration of covenants, conditions, and restrictions of record in Book 4892, page 679, Book 4892, page 689, Book 5463, page 238, all in said Register's Office; (c) matters set forth on said plan.

Jim M. Moore joins in this conveyance for the sole purpose of conveying any marital interest he may have in subject property.

This is unimproved ( ) improved (X) property, known as 804 Bay Cove Court (House Number) (Street) Nashville, Tennessee 37221 (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 covenant 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 our hands this 13th day of January, 1986

Mary H. Mclain Moore
Mary H. Mclain Moore

Jim M. Moore
Jim M. Moore

01/15 835.30- CHECK

3122

STATE OF TENNESSEE
Davidson County

BOOK 6763 PAGE 41

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Mary H. McClain Moore and husband, Jim M. Moore

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of January 19 86

Commission expires 11-1-87

Notary Public

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

WARRANTY DEED

FROM

Mary H. McClain Moore and husband, Jim M. Moore

TO

Gary W. Champaign and wife, Susan G. Champaign

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JAN 15 2 25 PM '86

IDENTIFICATION REFERENCE

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

90951

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

RECEIVED OF _____

FOR _____

BOOK 6763 PAGE 42

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

BOOK.CO- CAMT.
286.50 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 286.30-
01/23A01/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 0 5 1-

IDENTIFICATION REFERENCE

JAN 15 2 25 PM 86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY

No. 210870