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 $ 55,000.00

Dianna S. Russom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January 1986.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

BOOK 6764 PAGE 472

File 9

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
Alfred D. Russom et ux (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 73-9
2104 Fremont Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PARCEL 120
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	FB# 15DZ 38010

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, Sara Randolph Akin and Dorothy Randolph Pratt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alfred D. Russom and wife, Dianna S. Russom

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:

LAND in Davidson County, Tennessee, being Lot No. 12 on the plan of Highland View, of record in Book 1424, page 39, Register's Office for said County.

SAID Lot No. 12 fronts 70 feet on the southerly margin of Fremont Avenue and extends back 155 feet on the westerly line and 178.1 feet on the easterly line to a dead line in the rear, measuring 74.2 feet thereon.

BEING the same property conveyed to Harry A. Akin and Sara Randolph Akin and Frank C. Randolph and wife, Nell V. Randolph by deed from Capitol Homes, Inc. of record in Book 2039 at page 477, said Register's Office. The said Frank C. Randolph died on or about May 27, 1975. The said Nel V. Randolph died on or about May 18, 1981 devising her interest in said property to Sara Randolph Akin and Dorothy Randolph Pratt by will of record in Will Book 135 at page 24, Probate Court Clerk's Office for Davidson County, Tennessee. The said Harry A. Akin died on or about August 21, 1985.

THIS conveyance is made subject to (a) property taxes for 1986 for which Grantees will be responsible; (b) matters set forth on said plan.

6955 9 IDENTIFICATION REFERENCE

JAN 16 3 54 PM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 2104 Fremont Avenue (House Number) (Street) Nahville, TN 37216 (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 hand s this 10th day of January, 19 86

Sara Randolph Akin
Sara Randolph Akin

Dorothy Randolph Pratt
Dorothy Randolph Pratt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Sara Randolph Akin and Dorothy Randolph Pratt

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 10th day of January 1986

Commission expires 11-1-87

John V. Adams
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

Sara Randolph Akin and

Dorothy Randolph Pratt

TO

Alfred D. Russom and wife,

Dianna S. Russom

Prepared By:

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6764 PAGE 474

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
			550[illegible].00-	CANT.
			143.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	149.50-
671DAC1/16/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.9 5 5

IDENTIFICATION REFERENCE

JAN 16 3 54 PM '86

FELIX Z. WILSON II
DAVIDSON COUNTY REGISTER
NASHVILLE, TN

No. 211447