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:
Ruth R. Tant Unit 376, Huntington Ridge Drive Nashville, TN 37211	Atlantic Coast Mortgage Company 3975 University Drive Fairfax, VA 22030	116-11-A-34 6DU-76216

WARRANTY DEED BOOK 6776 PAGE 827

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, Ward and Walsh, a general partnership composed of James E. Ward and Harry P. Walsh, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ruth R. Tant, unmarried, 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. 34 on the plan of Huntington Ridge Townhouses, of record in Book 4675, page 9, Register's Office for said County, and to which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING part of the same property conveyed to Ward and Walsh, a general partnership composed of James E. Ward and Harry P. Walsh, by deed from Third National Bank in Nashville, of record in Book 6396, page 966, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4729, page 687, amended in Book 4889, page 905 and Book 5394, page 243, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of James E. Ward, partner of Ward and Walsh, by E. T. Bumpous, IV, as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is (un)improved property, known as Unit 376, Huntington Ridge Drive, Nashville, TN 37211.

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 January, 19 86.

Ward and Walsh
By: James E. Ward by E. T. Bumpous atty in fact

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

BOOK 6776 PAGE 828

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 $ 60,900.00 .

_____
Affiant

Subscribed and sworn to before me, this the 31st day of January, 1986.

My Commission Expires: 11-1-87

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. T. Bumpous, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of James E. Ward, partner of Ward and Walsh, the within named bargainor, as his Attorney in Fact as the free act and deed of the within named James E. Ward, partner of Ward and Walsh.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of January, 1986.

_____
NOTARY PUBLIC

My commission expires: 11-1-87

WARRANTY DEED

from:

to: , unmarried,

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

TN-24604

STATE OF Tennessee

COUNTY OF Davidson

BOOK 5776 PAGE 829

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant

Sworn to and subscribed before me this 31st day of January, 19 86.

Notary Public

My Commission Expires: 11-1-87

IDENTIFICATION REFERENCE

FEB 4 | 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7.39 75

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

RECEIVED OF _____

FOR _____

BOOK 6776 PAGE 830

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
			[illegible] - CONVT.	
			156.34 STAX	
			.60 PRFEE	
			5.00 MDEED	
			CHECK	167.94-
			2070AC2/04/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3975

IDENTIFICATION REFERENCE

FEB 4 1 46 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 216682