80X25

BOOK 6787 PAGE 245 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,600.00

Mitchell B. Skelton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February 19 86

Notary Public

MY COMMISSION EXPIRES: November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell B. Skelton (NAME)	Atlantic Coast Mortgage Company (NAME)	8-105
8295 Ellis Road (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	14D-35400
Joelton, TN 37080 (CITY) (STATE) (P.O.ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	

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, Billy C. Newland and Donna Faye Newland , both Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mitchell B. Skelton, Unmarried

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 the 14th Civil District of Davidson County, Tennessee, described according to a survey by John Sullivan, Surveyor, dated November 4, 1967; and described according to a survey made by John B. Kohl, III, dated January 8, 1986, as follows:

Beginning at a point in the southerly margin of Ellis Road, said point being 1003 feet easterly from the center line of Highway 431, formerly Whites Creek Pike, being the northwest corner of the tract herein described, and being in the line of other land owned by John Newland, thence South 3 degrees West 498 feet to a point in a fence line, thence with said fence North 89 degrees 38 minutes East 275.87 feet to a point, said point being southeast corner of tract herein described; thence North 3 degrees East 477 feet to a point in the southerly margin of Ellis Road, being the northeast corner of land herein described; thence with the southerly margin of Ellis Road North 86 degrees West 275 feet to the point of beginning, containing 3.07 acres, more or less.

Being the same property conveyed to Billy C. Newland and wife, Donna Faye Newland by deed from John Newland, single of record in Book 4195, page 42, said Register's Office. Billy C. Newland, also known as Billy Carlton Newland and Donna Faye Newland, also known as Donna Faye Fleming Newland have since been divorced by Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 85D-339 in Minute Book 144C, page 1739.

The property herein conveyed is subject to restrictive covenants of record in Book 4195, page 42, said Register's Office.

(Continue on back)

unimproved ( ) XX
This is improved ( ) property, know as 8295 Ellis Road, Joelton, TN 37080
(House Number) (Street) (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 convenant 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 their hands this 20th day of February, 19 86

Billy C. Newland by Donna Faye Fleming Newland, Attorney-in-Fact

Donna Faye Newland

Fleming Newland

02/21 164.06 - CHECK

3452

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy C. Newland and Donna Faye Newland

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 20th day of February, 19 86.

Commission expires November 1, 1987

Notary Public

* or proved to me on the basis of satisfactory evidence.

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) (themselves) acknowledged (himself) (their several oaths) 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

* or proved to be on the basis of satisfactory evidence.

This instrument is executed on behalf of Billy C. Newland by Donna Faye Fleming Newland, as his Attorney-in-Fact pursuant to a Power of Attorney which is being placed of record with this instrument. Donna Faye Fleming Newland and Donna Faye Newland are one and the same person. Billy C. Newland and Billy Carlton Newland are one and the same person.

WARRANTY DEED

FROM Billy C. Newland and Donna Faye Newland, both Unmarried

TO Mitchell B. Skelton, Unmarried

77505

IDENTIFICATION REFERENCE

FEB 21 2 19 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOX 22

J. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

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 Donna Faye Fleming Newland, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Billy C. Newland as his Attorney-in-Fact as the free act and deed of the within named Billy C. Newland.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of February, 1986.

My Commission Expires:

November 1, 1987

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 5787 PAGE 247

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			60600.00- CAMT.	
			157.56 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	164.06-
6452402/21/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.5 0 5

IDENTIFICATION REFERENCE

FEB 21 2 19 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 220945