File 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Michael M. Astles and wife, Linda A. Astles 3341 Country Way Road Antioch, Tn. 37013	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, Va. 22030	129-11-39 7DZ-36962

WARRANTY DEED BOOK 6788 PAGE 875

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bobby Ray Stephens** and wife, **Joanna G. Stephens**, have bargained and sold, and by these presents do transfer and convey unto the said **Michael M. Astles** and wife, **Linda A. Astles**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 130 on the Plan of The Country, Section 4-A as of record in Book 5200, Page 138 and 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 130 fronts 78.96 feet on the southerly margin of Country Way Road and extends back 145.18 feet on the easterly line and 101.35 feet on the westerly line to a broken line in the rear measuring 112.70 feet thereon.

Being the same property conveyed to Bobby Ray Stephens and wife, Joanna G. Stephens by deed from Randall Phillips Builders, Inc. of record in Book 5892, Page 859, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: 3341 Country Way, Antioch, Tn. 37013

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.

Whenever 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 22 day of February, 1986.

Bobby Ray Stephens

Joanna G. Stephens

Bobby Ray Stephens **and wife, Joanna G. Stephens**

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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 **Bobby Ray Stephens** and wife, **Joanna G. Stephens**, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of February, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-12-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 79,900.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF FEBRUARY, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-12-88

78073

IDENTIFICATION REFERENCE

FEB 25 8 40 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

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

RECEIVED OF _____

FOR _____

BOOK 6788 PAGE 878

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

75900.00- CONT.
207.24 COTAX
.50 PRFEE
6.00 WDEED
CHECK 214.24-
7146A02/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78073

IDENTIFICATION REFERENCE

FEB 25 8 49 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 221622