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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$47,500.00 Margaret Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March 19 86

Notary Public

MY COMMISSION EXPIRES: 4-19-87
(AFFIX SEAL)

17992

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHANIE BOND (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 72-15
2107-B Burns Avenue (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PAR 68
Nashville, TN. 37216 (CITY) (STATE) (P.O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	15 DA 32555

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, JOHN SANGSTER INVESTMENTS A PARTNERSHIP OF JOHN SANGSTER AND WIFE SHIRLEY SANGSTER HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHANIE BOND, Unmarried and JOHN SANGSTER and wife, SHIRLEY SANGSTER 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. 54A, Zone Lot Division of Lot 54 of the Resubdivision of 54 of James Burns Subdivision, as of record in Book 6250, page 629, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed Sangster Investments by Quitclaim deed of record in Book 6810, Page 158, Register's Office for Davidson County, Tennessee.

85048

IDENTIFICATION REFERENCE

MAR 21 10 56 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved ( ) X) unimproved property, known as 2107-B Burns Avenue, Nashville, TN. 37216
(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 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 his hand this 10th day of March, 19 86

By John Sangster, President
JOHN SANGSTER INVESTMENTS

X Shirley Sangster
SHIRLEY SANGSTER

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 JOHN SANGSTER FOR SHARES SANGSTER

the bargainors, 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 10th day of March, 1986.

Commission Expires 4-19-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

JOHN SANGSTER INVESTMENTS

TO

STEPHANIE BOND

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

47500.00- CAMT.
123.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 130.00-
5428A03/21/86 3AL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85048

IDENTIFICATION REFERENCE

MAR 21 10 56 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 229689