file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Donald A. Hornbuckle 827 Rose Park Drive Nashville, TN 37206	Atlantic Coast Mortgage Company 3975 University Drive Fairfax, VA 22030	MAP 84-05 PARCEL 56 15DA-58930

WARRANTY DEED BOOK 6843 PAGE 637

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, Jewell Hornbuckle, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Donald A. Hornbuckle and wife, Debra A. Hornbuckle 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. 23 on the plan of Section One, Rose Estates, of record in Book 3600, page 37, Register's Office for said County.

SAID Lot No. 23 fronts 74 feet on the southeasterly margin of Rose Park Drive and extends back 161.89 feet on the northeasterly line and 162.86 feet on the southwesterly line to a dead line in the rear, measuring 74.01 feet thereon.

BEING the same property conveyed to Roy R. Hornbuckle and wife, Jewell Hornbuckle by deed from Carl Batson and wife, Bettye Batson, of record in Book 3797, page 409, said Register's Office. The said Roy R. Hornbuckle having since died.

The property herein conveyed is subject to restrictive covenants of record in Book 3676, page 361 and Book 3707, page 356, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Jewell Hornbuckle by Robert F. Hornbuckle as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee. The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (un)improved property, known as 827 Rose Park Drive, Nashville, TN 37206.

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 29th day of April, 19 86

Jewell Hornbuckle
Jewell Hornbuckle
BY: Robert F. Hornbuckle, 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.

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6843 PAGE 638

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 $ 56,000.00.

Harold C. Hornbuckle
Affiant

Subscribed and sworn to before me, this the 29th day of April, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
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 Robert F. Hornbuckle, 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 Jewell Hornbuckle as her Attorney in Fact as the free act and deed of the within named Jewell Hornbuckle.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of April, 1986.

Christy Wilkins Ivey
NOTARY PUBLIC

My commission expires: 11-1-87

WARRANTY DEED

from:
Jewell Hornbuckle, unmarried

to:
Donald A. Hornbuckle and wife,
Debra A. Hornbuckle

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

TN-24959

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6843 PAGE 639

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.

Robert F Hornbuckle

Affiant Robert F. Hornbuckle

Sworn to and subscribed before me this 29th day of April, 1986.

Christy Wilkins Ivey

Notary Public

My Commission Expires: 11-1-87

WILKINS IVEY NOTARY PUBLIC AT LARGE OF TN

APR 30 3 07 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

96405

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

RECEIVED OF _____

FOR _____

BOOK 6843 PAGE 640

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

56000.00- CAMT.
145.50 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 150.10-
8035A04/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96405

IDENTIFICATION REFERENCE

APR 30 3 07 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 242784