File 7

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 6855 PAGE 40

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

$55,000.00 Malcolm G. Teschan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 86.

Notary Public

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

File # 18021
Loan # 9723

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
MALCOLM G. TESCHAN (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 104-1
3801 Lookout Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PAR 20
Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	11W-84995

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, RUTH E. SEWELL, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MALCOLM G. TESCHAN and wife, MARY A. TESCHAM

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. 35 on the Second Revised Plan of Valley View Subdivision, Section One, as of record in Book 2331, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate legal description.

BEING the same property conveyed to Ruth E. Sewell by Quitclaim Deed from James Wesley Sewell of record in Book 6312, page 228, Register's Office for Davidson County, Tennessee.

QUITCLAIM DEED

IDENTIFICATION REFERENCE

MAY 13 12 04 PM '86

FELIX Z. HILSEN, REGISTER
DAVIDSON COUNTY, TN

unimproved (X)
This is improved ( ) property, known as 3801 Lookout Drive, Nashville, TN 37209
(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 30th day of April, 19 86

Ruth E. Sewell
RUTH E. SEWELL
by Kyle Raymond Coleman
Atty-in-fact.

STATE OF TENNESSEE
Davidson County

BOOK 6855 PAGE 41

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RUTH E. SEWELL, Unmarried

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 30th day of April, 19 86.

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 RUTH E. SEWELL

TO MALCOLM G. TESCHAM
MARY A. TESCHAM

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30TH day of April, 1986, before me personally appeared Kyle Anderson to me known to be the person who executed the foregoing instrument in behalf of Ruth E. Sewell as HER Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said Kyle Anderson.

Witness my hand and official seal at Nashville, Tennessee, this the 30TH day of April, 1986.

My Commission Expires: 7/18/86

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 6855 PAGE 42

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

50000.00- CONT.
143.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 143.50-
3329A05/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00181

IDENTIFICATION REFERENCE

MAY 13 12 04 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 247173