Box 8/cg

BOOK 6855 PAGE 628

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

ADDRESS NEW OWNER:
Larry E. Grimes
2617 Western Hills Drive
Nashville, TN 37214

MORTGAGEE:
Atlantic Coast Mortgage Company
3975 University Drive
Fairfax, VA 22030

MAP-PARCEL NUMBERS:
MAP 73-3
PARCEL 22
3DZ-49800

WARRANTY DEED

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, John K. Bearden, Jr. and wife, Patricia B. Bearden hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Larry E. Grimes and wife, Kathy J. Grimes 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. 73 on the plan of Sutherland Heights, Section II, of record in Book 2663, page 58, Register's Office for said County.

SAID Lot No. 73 fronts 120.0 feet on the easterly margin of Western Hills Drive and extends back 199.8 feet on the northerly line and 206.5 feet on the southerly line to a dead line in the rear, measuring 88.3 feet thereon.

BEING the same property conveyed to John K. Bearden, Jr. and wife, Patricia B. Bearden by deed from Earl E. Collins and wife, Estella C. Collins, of record in Book 4489, page 912, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

0 0 3 6 4

SCANNED REFERENCE

May 13 2 34 PM '86

FELIX Z. WILKINS II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 2617 Western Hills Drive, Nashville, TN 37214.

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 12th day of May, 19 86

Patricia B. Bearden

Patricia B. Bearden

John K. Bearden, Jr.

John K. Bearden, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of May, 19 86 before me personally appeared John K. Bearden, Jr. and wife, Patricia B. Bearden, 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 their free act and deed.

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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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 $ 90,000.00.

Mary K. Jordan Grimes
Affiant

Subscribed and sworn to before me, this the 12th day of May, 19 86.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
John K. Bearden, Jr. and wife,
Patricia B. Bearden

to:
Larry E. Grimes and wife, Kathy J. Grimes

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

TN 24855

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
			90000.00-	CA11.
			234.00	CSTAX
			.50	PREG.
			6.00	WDEED.
				CHECK 240.50-
			3520A05/13/86 BAL	.0'

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00364

IDENTIFICATION REFERENCE

May 13 2 24 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 247358