ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
SANDRA D. BIRNER	ATLANTIC COAST MORTGAGE COMPANY	15DZ 20205
(NAME)	(NAME)	
1220 ARDEE AVENUE	3975 University Dr., Suite 100/210	61-15-130
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37216	Fairfax, VA 22030	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN & 00/100---------- ($10.00)---------- DOLLARS

cash in hand paid by the Grantee; and other good and valuable considerations, receipt of which is hereby acknowledged;

WE, CHARLES T. SHEARRON and wife, BETH W. SHEARRON,

have bargained and sold, and by these presents do transfer and convey unto the said SANDRA D. BIRNER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 10 on the Map of the Resubdivision of SUNNYMEADE, BLOCK "D", as of record in Book 974, pages 56 & 57, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Charles T. Shearron and wife, Beth W. Shearron by deed from Douglas R. Berry, Trustee, of record in Book 5909, page 229, Register's Office for Davidson County, Tennessee.

13811

IDENTIFICATION REFERENCE

JUN 24 3 50 PM '86

FILED & RECORDED IN REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1220 Ardee Avenue (House Number) (Street)
Nashville, TN 37216 (P. O. Address) (City or Town) (Zip Code)

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 13th day of June, 19 86.

Beth W. Shearron
BETH W. SHEARRON

Charles T. Shearron
CHARLES T. SHEARRON

BOOK 6896 PAGE 409

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 Charles T. Shearron and wife, Beth W. Shearron

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 13th day of June, 19 86.

My commission expires 7-17-88 Notary Public Joyce B. Donehue

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 43,800.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sandra D. Birner

Sworn to and subscribed before me
this 13th day of June, 19 86.

My commission expires 7-17-88 Notary Public Joyce B. Donehue

RETURN TO: This instrument was prepared by:

WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115

Name Address

WARRANTY DEED

FROM

CHARLES T. SHEARRON, ETUX

TO

SANDRA D. BIRNER

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

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

RECEIVED OF _____

FOR _____

BOOK 6896 PAGE 410

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

43805.00- CAPIT.
113.88 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 120.38-
9387A06/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 8 1 1

IDENTIFICATION REFERENCE

JUN 24 3 50 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN

No. 262887