BOOK 6898 PAGE 544

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 19 86

Notary Public

MY COMMISSION EXPIRES 11-2-87

(AFFIX SEAL)

Box 22

THIS INSTRUMENT WAS PREPARED BY I. DYKE TATUM, Attorney		
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203		
ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen J. Massingille	Atlantic Coast Mortgage Company	147-4-171
(NAME)	(NAME)	
325 Wallace Road	3975 University Drive	5DU-5968
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Fairfax, Virginia 22030	
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

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, Tennie K. McGhee and Ruth M. Scott, both Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen J. Massingille, Unmarried

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. 3 on the plan of the Resubdivision of Lot No. 38, Sec. 2, Beverly Heights, of record in Book 4470, page 5, Register's Office for said County.

Said Lot No. 3 fronts 83.0 feet on the southerly margin of Wallace Road and extends back 119.80 feet on the easterly line and 131.24 feet on the westerly line to a dead line in the rear, measuring 76.57 feet thereon.

Being the same property conveyed to Tennie K. McGhee and Ruth M. Scott by deed from Boardwalk Properties, a partnership composed of Owen Mark Beitsch, John Phillips and Wayne A. Reed of record in Book 5600, page 416, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2401, page 398 and Book 2440, page 199, both in said Register's Office, and to the matters set forth in the above referenced plan of record.

14522

IDENTIFICATION REFERENCE

JUN 26 9 53 AM '86

FELIX Z. ANDERSON JR. REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved ( ) improved property, know as XX 325 Wallace Road, Nashville, TN 37211
(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 convenant 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 their hands this 20th day of June, 19 86

Tennie K. McGhee

Tennie K. McGhee

Ruth M. Scott

Ruth M. Scott

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 Tennie K. McGhee and Ruth M. Scott, both Unmarried

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 Nashville, Tennessee, this 20th day of June 1986.

Commission expires 11-12-89

Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
Tennie K. McGhee and Ruth M. Scott, both Unmarried

TO
Allen J. Massingille, Unmarried

I. DYKE TATUM, Attorney
Suite 200, Arcna Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			59000.00- CONT.	
			153.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	159.90-
0231A06/26/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 5 4 5 2 2

IDENTIFICATION REFERENCE

JUN 26 9 53 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 263707