BOOK 6913 PAGE 29

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON ~~XXXXXXXX~~ } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Jane R. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 19 86

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| James V. Mueller (NAME) | Atlantic Coast Mortgage Company (NAME) | 94-11 |
| 3212 Cloverwood Drive (STREET ADDRESS OR ROUTE NUMBER) | 3975 University Dr. #100/210 (STREET ADDRESS) | 52 |
| Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP) | Fairfax, VA 22030 (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, Stanley E. Ashburn and wife, Gena R. Ashburn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James V. Mueller and wife, Shirley A. Mueller

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:

BEING Lot No. 43 on the Plan of Hickory Bend Subdivision, Section 1, of record in Plat Book 3200, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stanley E. Ashburn and wife, Gena R. Ashburn by deed from Jerusha A. Gernt and wife, Cathy J. Gernt of record in Book 5504, Page 811, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3341, page 265 said Register's Office., and in Book 3351, page 595.

This conveyance is subject to any and all existing easements of record.

18944

IDENTIFICATION REFERENCE

JUL 10 10 40 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is improved ( ) unimproved ( ) X property, known as 3212 Cloverwood Drive, Nashville, TN. 37214
(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 their hand s this 27th day of June, 19 86

Stanley E. Ashburn

Gena R. Ashburn

STATE OF TENNESSEE
Davidson County
~~Williamson~~

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stanley E. Ashburn and wife, Gena R. Ashburn

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 Brentwood, Tennessee, this 27th day of June 19 86

Commission expires 1-10-87

Notary Public

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

**WARRANTY DEED**

FROM

Stanley E. Ashburn and wife, Gena R. Ashburn

TO

James V. Mueller and wife, Shirley A. Mueller

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

RECEIVED OF _____

FOR _____ BOOK 6913 PAGE 31

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

60000.00- CAPIT,
168.00 CSTAX
.50 PRFE
6.00 MOR T
CHECK 174.50-
5409AU7/10/86 3AL .2

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 8 9 4 4-

IDENTIF. REFERENCE

JUL 10 10 40 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 268821