file box 8/jcb

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

BOOK 6913 PAGE 218

ADDRESS NEW OWNER:
Michael J. Braithwaite
4316 Prescott Road
Nashville, TN. 37204

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

MAP-PARCEL NUMBERS:
MAP 132-7
PARCEL 34
OH-00235

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, Donald Wayne Keith and wife, Charlene H. Keith hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael J. Braithwaite and wife, Luana J. Braithwaite 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. 28 on the plan of Southmeade Subdivision, of record in Book 1835, pages 118 & 119, Register's Office for said County.

SAID Lot No. 28 fronts 169.7 feet on the easterly margin of Prescott Road and extends back 289.1 feet on the southerly line and 268.0 feet on the northerly line to a dead line in the rear, measuring 159.5 feet thereon.

Being the same property conveyed to Donald Wayne Keith and wife, Charlene H. Keith by deed from E. Lucian Palmer and wife, Ida C. Palmer of record in Book 5475, page 610, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2044, page 31 and amended in Book 2045, page 541, said Register's Office, and to the matters set forth in the above referenced plan of record.

18999

IDENTIFICATION REFERENCE

JUL 10 11 14 AM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is (un)improved property, known as 4316 Prescott Road, Nashville, TN. 37204.

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 9th day of July, 19 86.

Charlene H. Keith
Charlene H. Keith

Donald Wayne Keith
Donald Wayne Keith

STATE OF TENNESSEE
COUNTY OF Davidson

On this 9th day of July, 19 86, before me personally appeared Donald Wayne Keith and wife, Charlene H. Keith, 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

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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 $ 97,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 9th day of July, 19 86.

My Commission Expires: 11-1-87

_____
Notary Public

WARRANTY DEED

from:
Donald Wayne Keith and wife,
Charlene H. Keith

to:
Michael J. Braithwaite and wife,
Luana J. Braithwaite

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

TN-25330

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
			97500.00- CAMT.	
			273.00 CGTAX	
			.50 PREE	
			6.00 MOR D	
			CHECK	279.50-
5464A	07/10/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1899

IDENTIFICATION REFERENCE

Jul 10 11 14 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 268876