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

ADDRESS NEW OWNER:
James W. Avant
4958 Edmondson Pike #G-37
Nashville, TN. 37211

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

MAP-PARCEL NUMBERS:
147-7B-37
6DU-27566

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**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,

Pamela G. Severy, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James W. Avant, unmarried

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:

A certain Townhouse Apartment in Davidson County, Tennessee, being Townhouse No. G-37 Parcel No. 37 on the plan of Woodlea Place Townhouses, of record in Book 5051, page 101, Register's Office for said County, which plan and record incorporated herein and made a part hereof by reference.

Being the same property conveyed to Pamela G. Severy by deed from Frank Bumstead, Successor Trustee of record in Book 5213, page 811, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5197, page 544, Book 5197, page 585, and additional restrictive covenants contained in instrument of record in Book 1715, page 537, Book 1726, page 379; as amended in Book 1729, page 195; and restrictions of record in Book 1850, page 566, all in said Register's Office.

19364

IDENTIFICATION REFERENCE

JUL 11 9 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 4958 Edmondson Pike #G-37, Nashville, TN. 37211.

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

Pamela G. Severy

Pamela G. Severy

STATE OF TENNESSEE
COUNTY OF Davidson

On this 9th day of July, 19 86, before me personally appeared Pamela G. Severy, unmarried, 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 her free act and deed.

My Commission Expires: 10-24-88

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 $ 38,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 9th day of July, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**WARRANTY DEED**

from:
Pamela G. Severy, unmarried

to:
James W. Avant, unmarried

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

TN-25289

**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 |
|---|---|---|---|---|

38000.00- CAMT.
106.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 112.90-
5880AC7/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19364

IDENTIF. REFERENCE

JUL 11 9 47 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 269283