Box 8761

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

ADDRESS NEW OWNER:
James P. Walsh
Lot 5, River Park Court
Nashville, TN 37221

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

MAP-PARCEL NUMBERS:
MAP 155
PARCEL 15
9D-31780

BOOK 6917 PAGE 365

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, Allen Earps Builders, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James P. Walsh and wife, Rebecca K. Walsh 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. 5 on the plan of River Park Estates, of record in Plat Book 6250, pages 658 and 659, and corrected by a Surveyor's Certification of record in Book 6785, page 427, Register's Office for said County.

SAID Lot No. 5, which is a corner lot, fronts 120.61 feet on the southeasterly margin of River Park Court and fronts 54.62 feet on the northeasterly margin of River Park Drive, said frontages being joined by a curve having a length of 35.47 feet, and extends back 135.00 feet on the southeasterly line and 117.02 feet on the northeasterly line to a point of intersection.

Being part of the same property conveyed to Allen Earps Builders, Inc. by deed from Belmont Investment Corporation of record in Book 6805, page 906, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6672, page 800, said Register's Office, and to the matters set forth in the above referenced plan of record.

2 0 4 5 7

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This is (un)improved property, known as Lot 5, River Park Court, Nashville, TN 37221.

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 11th day of July, 19 86.

Allen Earps Builders
By: Allen Earps
Allen Earps, President

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6917 PAGE 341

Before me, the undersigned, of the State and County aforesaid, personally appeared Allen Earps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Allen Earps Builders, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President. Witness my hand and official seal, at office in Nashville, Tennessee, this 11thday of July, 19 86.

Notary Public

My Commission Expires: 4-1-87

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 127,900.00.

Affiant

Subscribed and sworn to before me, this the 11th day of July, 1986.

Notary Public

My Commission Expires: 4-1-87

WARRANTY DEED

from:
Allen Earps Builders, Inc.

to:
James P. Walsh and wife, Rebecca K. Walsh

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

24783

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

RECEIVED OF _____

FOR _____

BOOK 6917 PAGE 341

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
			127900.00- CAPIT.	
			358.12 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 364.62-	
7143A07/15/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20454

IDENTIFICATION REFERENCE

JUL 15 10 40 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 270521