BOOK 6920 PAGE 647

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAXXXXXXX } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, A.D. 86

Notary Public

MY COMMISSION EXPIRES: 1-10-87

(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
Fred T. Barnes (NAME)	Atlantic Coast Mortgage Company (NAME)	162-05
175 Old Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	3975 University Dr. #100/210 (STREET ADDRESS)	230
Nashville, TN 37211 (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, Roy M. Neel and wife, Suzanne Pickering Neel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred T. Barnes and Nicole Barnes, as joint tenancy with right of survivorship

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. 4 on the Plan of Valley Green Subdivision, as of record in Book 4460, pages 96 and 97, Register's Office for said County to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roy M. Neel and wife, Suzanne Pickering Neel by deed from William E. Martin of record in Book 6480, Page 773, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4622, page 277 said Register's Office.

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

21647

IDENTIFICATION REFERENCE

JUL 17 1 22 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as XX 175 Old Tusculum 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 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 11th day of July, 19 86

Roy M. Neel by Patty Pearce Patty, his attorney in fact

Suzanne Pickering Neel by Patty Pearce Patty, her attorney in fact

Roy M. Neel

Suzanne Pickering Neel

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 Roy M. Neel and wife, Suzanne Pickering Neel

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 11th day of July, 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

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

WARRANTY DEED

FROM Roy M. Neel and wife, Suzanne Pickering Neel

TO Fred T. Barnes and Nicole Barnes

STATE OF TENNESSEE
COUNTY OF WILLIASMON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter Searcy, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Roy M. Neel & Suzanne Pickering Neel as their Attorney in Fact as the free act and deed of the within named Walter Searcy.

Witness my hand and official seal at Brentwood, Tennessee, this 11th day of July, 1986.

My Commission Expires:

1-10-87

Notary Public

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
			63500.00- CONT.	
			177.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	184.30-
			6577A07/17/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21647

IDENTIFICATION REFERENCE

JUL 17 1 22 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 271921