Rec 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
JAMES R. DODGE ET UX	ATLANTIC COAST MORTGAGE COMPANY	8DZ 52780
(NAME)	(NAME)	
601 Georgetown Drive	3975 University Drive, Suite 100/210	115-8-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37205	Fairfax, VA. 22030	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, CHARLES BUCHANAN, JR.

have bargained and sold, and by these presents do transfer and convey unto the said JAMES R. DODGE AND WIFE, JUDITH E. DODGE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Brook Meade, Section 4, as of record in Book 2133, page 93, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Charles Buchanan, Jr. and wife, Rose M. Buchanan, by deed from Brookmeade Subdivision, Inc., a Tennessee corporation, of record in Book 2497, page 27, Register's Office for said County; the said Rose M. Buchanan having since died.

24136

IDENTIFICATION REFERENCE

JUL 24 10 14 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 601 Georgetown Drive (House Number) (Street)

Nashville, TN. 37205
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 18th day of July, 19 86.

Charles Buchanan, Jr.

CHARLES BUCHANAN, JR.

Charles Buchanan Jr.
BY: Charles L. Buchanan III
ATTY-IN-FACT
Ann C. Fuoste - Atty-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES BUCHANAN, JR.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 18th day of July, 19 86.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 87,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Judith E. Dodge

Sworn to and subscribed before me
this 18th day of July, 19 86.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM

CHARLES BUCHANAN, JR.

TO

JAMES R. DODGE ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

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

87000.00- CAMT.
243.60 CSTAX
.50 PRFE
6.00 MREC
CHECK 250.10-
1442A07/24/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24135

IDENTIFICATION REFERENCE

JUL 24 10 14 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 274730