BOOK 6929 PAGE 827 FORM NO. WD-1

B047

File # 19208
Loan # 14447

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$47,000.00 Kenneth Nixon
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 19 86

(Notary Public)

MY COMMISSION EXPIRES: 4-5-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH NIXON (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 82-7
809B Lischey Avenue (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PAR 540
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Fairfax, Virginia 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, JOHNNIE BOND & ASSOCIATES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH NIXON, Unmarried

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:

LAND in Davidson County, Tennessee, being Lot 5-B Zone Lot Division of Lot 5 of the resbudivision of Lot 5 of Millers Addition to East Nashville, as of record in Book 6200, Page 372, Register's Office for Davidson County, Tennessee.

25018

IDENTIFICATION REFERENCE

Jul 28 8 32 AM '86

FELIX Z. WHITE, JR. REGISTER
DAVIDSON COUNTY, TN

Being the same property conveyed to Johnnie Bond & Associates, Inc. by Quitclaim Deed from Cumberland Builders, Inc. as of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 809B Lischey Avenue, Nashville, TN 37206
(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 hands this 17th day of July, 19 86

JOHNNIE BOND & ASSOCIATES, INC.

By: Johnnie Bond
President

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned, _____a Notary Public in and for the State and County aforesaid, personally appeared Johnnie Bond _____

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 _____ of the JOHNNIE BOND & ASSOCIATES, INC. a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President

Witness my hand and official seal at Nashville, Tennessee, this 17th day of July, 19 86.

_____Notary Public

Commission Expires 4-15-87

SATURN & MAZER ATTORNEYS AT LAW NASHVILLE, TENNESSEE

WARRANTY DEED

FROM

JOHNNIE BOND & ASSOCIATES, INC.

TO

KENNETH NIXON

Saturn & Mazer, Attorneys
Row 1
Box 7

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
			47C [illegible] 0- CASH	
			131.60 STATE	
			.50 [illegible]	
			6.00 [illegible]	
			CHECK	138.10-
2472A07/28/86			BAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25018

IDENTIFI REFERENCE

Jul 28 8 32 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 275732