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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$48,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July 1986.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File # 19141
Loan # 16648

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
JOE SMELLEY (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 92-10
3016 Deleware Avenue (STREET ADDRESS OR ROUTE NUMBER)	8975 University Drive (STREET ADDRESS)	PAR 417
Nashville, Tn 37209 (CITY) (STATE) (P.O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	11N-85062

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 WILLIAM A. BOYD AND WIFE, AGNES BOYD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE SMELLEY etux ROBERTA L. SMELLEY, and WILLIE MYERS

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 No. 2-A Zone lot Division of Lot 2 on the plan of resubdivision of Lot 2 Pendleton Subdivision as of record in Book 6200, Page 427, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to William A. Boyd by quitclaim deed from Cumberland Builders, Inc. a of record in Book , Page , Register's Office for Davidson County, Tennessee.

25914

IDENTIFICATION REFERENCE

JUL 29 1 14 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 3016 Deleware Avenue, Nashville, Tn 37209
(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 his hand this 10th day of July, 1986

WILLIAM A. BOYD by Myla E. Runnard Atty in fact

AGNES BOYD by Myla E. Runnard Atty-in-fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM A. BOYD

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

Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 1986.

Commission Expires _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
WILLIAM A. BOYD

TO
JOE SMELLEY
ROBERTA L. SMELLEY

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10TH day of July, 1986, before me personally appeared Myles E. Kinnard to me known to be the person who executed the foregoing instrument in behalf of William A. Boyd et ux Agnes Boyd as THEIR Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said William A. Boyd et ux Agnes Boyd.

Witness my hand and official seal at Nashville, Tennessee, this the 10TH day of July, 1986.

Notary Public

My Commission Expires:
4-19-87

NOTARY PUBLIC AT LARGE STATE OF TENN.

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
			4850[illegible].00- CONT.	
			135.00 COTAX	
			.50 PRFEE	
			6.00 [illegible]	
			COTAX	142.30-
3543A07/29/86			[illegible]	.??

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25914

IDENTIFICATION REFERENCE

Jul 29 1 14 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 276787