FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6943 PAGE 41

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,900.00

James T. Tohill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August 1986

Notary Public

MY COMMISSION EXPIRES: 7/17/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Tohill (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 62-13
1404 East Riverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PARCEL 4
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	15DZ30105

FOR AND 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, Tri-County Builders, a partnership composed of Carson W. Beck, Robert B. Beck and Martha Lu Beck,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Tohill and wife, Mary J. Tohill

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 part of Lot No. 31 on the Plan of Riverwood Subdivision, of record in Plat Book 547, page 62, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning on the southerly margin of East Riverwood Avenue, as widened, at the northwest corner of the property conveyed to Clarence Weber Tuley et al, by deed from Commerce Union Bank, Trustee, of record in Book 1036, page 127, said Register's Office; thence with said Tuley's westerly line and southwardly 176 feet; thence westwardly 60 feet to a point being 60.25 feet east of the easterly margin of Riverwood Drive; thence northwardly and parallel with the westerly line of said Tuley's property 176 feet to the southerly margin of East Riverwood Avenue, as widened; thence with same eastwardly 60 feet to the beginning.

Being the same property conveyed to Tri-County Builders by deed from Cloud V. Eckhardt and wife, Helen E. Eckhardt, of record in Book 6676, page 84, said Register's Office.

FELIX A. WILKINS, REGISTER
DAVIDSON COUNTY, TN
Aug 7 1 20 PM '86

IDENTIFICATION REFERENCE

2 9 4 1 5.

This is unimproved ( ) improved (XX) property, known as 1404 East Riverwood Drive, Nashville, TN 37216
(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 heir 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 covey 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 our hand S this 4th day of August, 19 86

Tri-County Builders

By: Carson W. Beck

By: Robert B. Beck

By: Martha Lu Beck

STATE OF TENNESSEE
COUNTY OF

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

_____

_____ (or proved to me on the basis of satisfactory evidenc

the bargainor _____, with whom I am personally acquainted/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 _____

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who

his oath himself (or proved to me on the basis of satisfactory evidence)

upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____

(they)

and _____ being authorized so to do, execute 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

WARRANTY DEED

FROM

Tri-County Builders

TO

James T. Tohill
Mary J. Tohill

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. CALLOWAY
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Carson W. Beck, Robert B. Beck and Martha Lu Beck, with whom I am personally acquiainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the partners of Tri-County Builders, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, this 4th day of August, 1986.

My Commission Expires: 7/17/88

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 6943 PAGE 43

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			759[illegible].00-	CONT.
			212.50	CSTTX
			.50	PRFE
			6.00	MDE D
				CHECK 219.00-
7517A08/07/86				BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29415

IDENTIFICATION REFERENCE

Aug 7 1 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 280658