BOOK 6952 PAGE 509 File in Box # 4 #86-8-17

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

Randall F. Staude
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 1986

Notary Public

MY COMMISSION EXPIRES: February 19, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall F. Staude (NAME)	Atlantic Coast Mortgage (NAME)	Map 108-8
3057 Reelfoot Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	Parcel 255
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	3D-91037

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, Hunters Branch Development, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall F. Staude and Kathy F. Staude, his wife

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. 29 on the Plan of Reelfoot Subdivision, Section III, of record in Book 6250, Pages 167 and 168, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 73.66 feet on the westerly margin of Reelfoot Drive and extends back 133.86 feet on the northerly line and 134.0 feet on the southerly line to a dead line in the rear measuring 75.71 feet thereon.

BEING part of the same property conveyed to Hunter's Branch Development, Inc., by Deed from Eugene T. Collins and wife, Patricia Collins, of record in Book 6795, Page 759, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6612, Page 610, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

328655

IDENTIFICATION REFERENCE

Aug 18 2 49 PM '86

FELIX Z. WILKINS REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 3057 Reelfoot Drive, Nashville, Tennessee 37214
(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 12th day of August, 1986

Hunters Branch Development, Inc.
By:
EUGENE T. COLLINS, PRESIDENT

08/10 CO1.12-

1467

STATE OF TENNESSEE
Davidson County

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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, Peter Weiss a Notary Public in and for the State and County aforesaid, personally appeared EUGENE T. COLLINS

_____

_____

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 Hunters Branch Development, 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 12th day of August, 19 86.

_____ Notary Public

Commission Expires February 19, 1988

WARRANTY DEED

FROM :

HUNTERS BRANCH DEVELOPMENT, INC.

TO

RANDALL F. STAUDE AND WIFE, KATHY F. STAUDE

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

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

RECEIVED OF _____

FOR _____

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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
			6560[illegible] CO- CONT.	
			194.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	201.10-
			1464A08/13/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32865

IDENTIFICATION REFERENCE

Aug 18 2 49 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 284523