BOOK 6962 PAGE 777 FORM NO. WD-1

File # 19526
Loan # 14860

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$49,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 19 86

Notary Public

MY COMMISSION EXPIRES: 4-19-87
(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 |
|---|---|---|
| WILBURT CROWDER, SR. (NAME) | Atlantic Coast Mortgage Company (NAME) | MAP 71-15 |
| 1316 Stainback Avenue (STREET ADDRESS OR ROUTE NUMBER) | 3975 University Drive (STREET ADDRESS) | PAR 202 |
| Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP) | Fairfax, Virginia 22030 (CITY) (STATE) (ZIP) | P/C 12DA43875 |

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, CANAAN PROPERTIES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILBURT CROWDER, SR., 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 131B, Zone Lot Division, Highland Land Company's Subdivision, as of record in Book 6200, page 376, 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 Canaan Properties, Inc. by quitclaim deed from Cumberland Builders, Inc. of record in Book , Page , Register's Office for Davidson County, Tennessee.

36456

IDENTIFICATION REFERENCE

Aug 28 2 14 PM '86

ELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 1316 Stainback Avenue, Nashville, TN 37207
(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 hand s this 22nd day of August, 19 86

CANAAN PROPERTIES, 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____.

Commission Expires_____ _____Notary Public

**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 CANAAN PROPERTIES, 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 22nd day of August, 19 86

Commission Expires 9-19-87 _____Notary Public

WARRANTY DEED

FROM

CANAAN PROPERTIES, INC.

TO

WILBURT CROMDEN, SR.

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 |
|---|---|---|---|---|

49000.00- CAMT.
137.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 143.70-
5649A08/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36456

IDENTIFICATION REFERENCE

AUG 28 2 14 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288607