file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
James L. Mixon
3065 Fieldstone Drive
Antioch, TN. 37013

MORTGAGEE:
Atlantic Coast Mortgage Company
3975 University Drive
Fairfax, VA 22030

MAP-PARCEL NUMBERS:
150-10-030
2D-53379

BOOK 6967 PAGE 213

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, George M. Brown and wife, Jane L. Brown hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James L. Mixon and wife, Patricia A. Mixon hereinafter called the Grantee, Grantee's 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. 93 on the plan of Cherry Hills, Section 10-B, of record in Book 5210, page 139, Register's Office for said County.

SAID Lot No. 93 fronts 114.51 feet on the westerly margin of Fieldstone Drive and extends back 141.83 feet on the northerly line and 114.02 feet on the southerly line to a dead line in the rear, measuring 78.32 feet thereon.

Being the same property conveyed to George M. Brown and wife, Jane L. Brown by deed from Mark Joseph Imbrogno, unmarried of record in Book 6125, page 559, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5405, page 344, said Register's Office, and to the matters set forth in the above referenced plan of record.

37893

IDENTIFICATION REFERENCE

SEP 3 10 55 AM '86

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 3065 Fieldstone Drive, Antioch, TN. 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of August, 19 86.

Jane L. Brown

George M. Brown

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of August, 19 86, before me personally appeared George M. Brown and wife, Jane L. Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6967 PAGE 214

Before me, the undersigned, of 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 ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 76,000.00.

Patricia A. Mixon
Affiant

Subscribed and sworn to before me, this the 28th day of August, 1986.

_____
Notary Public

My Commission Expires: 10-24-88

WARRANTY DEED

from:
George M. Brown and wife, Jane L. Brown

to:
James L. Mixon and wife, Patricia A. Mixon

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25621

title box 8/7cb

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

RECEIVED OF _____

FOR _____

BOOK 6967 PAGE 215

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

76000.00- CAMT.
212.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 219.30-
7227A09/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37893

IDENTIFICATION REFERENCE

SEP 3 10 56 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 290142