ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS:
Samuel W. Garner, ET UX (NAME)	ATLANTIC COAST MORTGAGE COMPANY (NAME)	3DZ 49832
2723 Western Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive, Suite 100/210 (STREET ADDRESS)	62-15-50
Nashville, TN 37214 (CITY) (STATE) (ZIP CODE)	Fairfax VA 22030 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 6970 PAGE 461

WE, RONALD LUTHER HOWELL AND WIFE, VIRJILIA S. HOWELL,

have bargained and sold, and by these presents do transfer and convey unto the said SAMUEL W. GARNER AND WIFE, NANCY D. GARNER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Sutherland Heights, Section III, as of record in Book 2663, page 117, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ronald Luther Howell and wife, Alice Suzanne Howell, by deed from Bertram Fred Nickerson and wife, Edith I. Nickerson, of record in Book 4790, page 70, Register's Office for Davidson County, Tennessee.
**The said Alice Suzanne Howell having since deceased.

39068

IDENTIFICATION REFERENCE

SEP 5 10 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 2723 Western Hills Drive (House Number) (Street)
Nashville 37214
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 25th day of August, 1986.

Ronald L. Howell Virjilia S. Howell

RONALD LUTHER HOWELL VIRJILIA S. HOWELL

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONALD LUTHER HOWELL AND WIFE, VIRJILIA S. HOWELL

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 Madison, Tennessee, this 25th day of August, 19 86.

My commission expires 7-17-88 Notary Public Joyce B. Donehue

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property, (whichever is greater) is $ 68,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William D. Castleman

Sworn to and subscribed before me
this 25th day of August, 19 86.

My commission expires 7-17-88 Notary Public Joyce B. Donehue

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

8513 WARRANTY DEED

FROM

RONALD LUTHER HOWELL AND WIFE,

VIRJILIA S. HOWELL

TO

SAMUEL W. GARNER AND WIFE,

NANCY D. GARNER

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

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

RECEIVED OF _____

FOR _____

BOOK 6970 PAGE 463

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

68000.00- CAMT.
190.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 196.90-
B513A09/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39068

IDENTIFI REFERENCE

SEP 5 10 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 291405