BOX 22

BOOK 6984 PAGE 617

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September 19 86.

Notary Public

MY COMMISSION EXPIRES: November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO: Mortgagee:	MAP-PARCEL NUMBERS
Benjamin H. Ernst, Jr.	Atlantic Coast Mortgage Company	149-2-B-135
(NAME)	(NAME)	
2228 Cottage Hill Drive	3975 University Drive	2D-74679
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Fairfax, Virginia 22030	
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

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, M.C.R., Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin H. Ernst, Jr., 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 No. 221 on the plan of Piccadilly Square, Phase II, of record in Book 6250, page 92, 93, and 94, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being part of the same property conveyed to M.C.R., Inc., a Tennessee Corporation, by deed from Wellington Enterprises, Ltd., a New York Corporation, authorized to do business in Tennessee as Wellington Enterprises, Ltd., Inc., of record in Book 6765, page 972, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Piccadilly Square, Phase II, as said areas are set forth and defined in Restrictions of record in Book 6236, page 683; Book 6295, page 506; Book 6295, page 520; Book 6295, page 534; Book 6295, page 572; Book 6295, page 580; Book 6295, page 588; Book 6300, page 409; Book 6300, page 431; Book 6306, page 833; Book 6496, page 100; Book 6496, page 107; Book 6496, page 114; Book 6518, page 184; and Book 6518, page 190; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

This is ( ) unimproved ( ) improved ( ) property, know as 2228 Cottage Hill Drive, Antioch, TN 37013
(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 convenant 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 September, 19 86

M.C.R., Inc., a Tennessee Corporation

By:

Christopher D. Newman, Vice President

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, * 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

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Christopher D. Newman ~~and~~ with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Vice President ~~and~~ respectively of the M.C.R., Inc., a Tennessee Corporation the within named bargainor, a corporation, and that (he) (they) as such Vice President ~~and~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Christopher D. Newman as such Vice President. ~~and~~ ~~as such~~.

Witness my hand and official seal at office at Nashville, Tennessee on this the 12th day of September, 1986.

My commission expires November 1, 1989

____
Notary Public

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM

M.C.R., Inc., a Tennessee Corporation

TO

Benjamin H. Ernst, Jr., Unmarried

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

441117

IDENTIF. REFERENCE

SEP 19 10 28 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

87500.00- CAMT.
245.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 251.50-
4267A09/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44117

IDENTIFT. REFERENCE

Sep 19 10 29 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 297030