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File in Box # 4
#86-9-32

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Louise N. Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September, 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: MORTGAGEE	MAP-PARCEL NUMBERS
Louise N. Watson (NAME)	Atlantic Coast Mortgage Company (NAME)	102-4-121
6469 Thunderbird Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	08DA-33124
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22030 (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, Michael L. Rickenbaker and Allison F. Rickenbaker, his wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Louise N. Watson and Brenda W. Flowers, both 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. 1101 on the Plan of Charlotte Park, Section 19, of record in Book 3600, Page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 1101 fronts 81.38 feet on the southeasterly margin of Thunderbird Drive and extends back between lines measuring 150.2 feet on the southwesterly line and 151.8 on the northeasterly line to a dead line in the rear measuring 89.8 feet thereon.

BEING the same property conveyed to Michael L. Rickenbaker and wife, Allison F. Rickenbaker, by Deed from Helen J. Harrington, of record in Book 5961, Page 556, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3821, Page 399, 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.

44441

IDENTIFICATION REFERENCE

SEP 19 1:40 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (XX) improved ( ) property, known as 6469 Thunderbird Drive, Nashville, Tennessee 37209
(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 18th day of September, 1986

Michael L. Rickenbaker
Michael L. Rickenbaker

Allison F. Rickenbaker
Allison F. Rickenbaker

09/19 237.50-

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jonathan J. Foley, Jr., a Notary Public in and for said County and State, the within named Michael L. Rickenbaker and wife, Allison F. Rickenbaker

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of September, 19 86.

Notary Public

Commission Expires February 19, 1988

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Michael L. Rickenbaker and wife, ~~Allison F. Rickenbaker~~

TO
Louise N. Watson and Brenda W. Flowers, both unmarried

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	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
			82500.CO-	CAMT.
			231.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 237.50-
			4602A09/19/86	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44441

IDENTIFICATION REFERENCE

SEP 19 | 40 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 297361