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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON XXXXXXXXX } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,900.00

Benjamin S. Laux
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September 19 86

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin S. Laux	Atlantic Coast Mortgage Company	91-15-0
(NAME) 5202 Park Avenue	(NAME) 3975 University Dr. #100/210	102
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37209	(STREET ADDRESS) Fairfax, VA 22030	12W 01605
(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, John A. Mattick and wife, Donna L. Mattick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin S. Laux and wife, Rita F. Laux

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:

BEING a part of the southeast part of Block 2 on the Map of the Realty Savings Bank & Trust Company's Revised Plan of West Extention of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the north margin of Park Avenue 50 feet west of the westerly margin of 52nd Avenue North; thence northerly parallel to the westerly margin of 52nd Avenue North, 150 feet to the south margin of an alley; thence with the margin of the same westerly 50 feet to a point; thence southerly 150 feet to the north margin of Park Avenue; thence with the margin of the same easterly 50 feet to the point of beginning.

Being the same property conveyed to John A. Mattick and wife, Donna L. Mattick by deed from Nell Phelps Horner, unmarried, of record in Book 6357, Page 151, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

4472 1
IDENTIFICATION REFERENCE
SEP 22 10 27 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 5202 Park Avenue, Nashville, TN. 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 4th day of September, 19 86

John A. Mattick

Donna L. Mattick

STATE OF TENNESSEE
Davidson County
Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John A. Mattick and wife, Donna L. Mattick

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 4th day of September 19 86

Commission expires 6-2-89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

John A. Mattick and wife, Donna L. Mattick

TO

Benjamin S. Laux and wife, Rita F. Laux

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, Suite 150
BRENTWOOD, TN 37027

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

49900 CO- CAMT
139.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 146.22-
4916A09/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4472 I.

IDENTIFICATION REFERENCE

Sep 22 10 27 AM '86

FELIX Z. WILSON II-REGISTER
DAVIDSON COUNTY, TN

No. 297665