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FORM NO. WD-1

File # 19901
Loan # 16561

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$65,800.00 Jeffrey L. Flowers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October 19.86

Betty B. Alexander
Notary Public

MY COMMISSION EXPIRES: 7/10/87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFFREY L. FLOWERS, Unmarried (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 108-7-B
149 North Timber Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PAR 48 CO.
Nashville, TN 37214 (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, TIMBER LAKE JOINT VENTURE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY L. FLOWERS, Unmarried and ROBERT FLOWERS, and wife, BARBARA FLOWERS

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:

CERTAIN interest in land in Davidson County, Tennessee, described as Unit No. 48-C of Timber Lake Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the Plat of Timberlake Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

BEING part of the same property conveyed to Timber Lake Joint Venture by deed from Elm Hill Builders, Inc., of record in Book 6689, page 453, Register's Office for Davidson County, Tennessee.

This instrument is being executed by Camille Kohler, as Attorney in Fact for Robert G. Lakins, Thomas E. Ledford, Paul F. Durham and Michael D. Pierce, all Joint Venturers for Timber Lake Joint Venture, pursuant to a Power of Attorney of record in Book 6890, page 892, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE 53271

Oct 16 8 41 AM '86
ELIZ. T. WILSON REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as 149 North Timber Drive, Nashville, TN 37214
(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 my hand this 10th day of October, 19 86

Camille B. Kohler, Attorney-in-Fact — Paul F. Durham — Michael D. Pierce

TIMBER LAKE JOINT VENTURE By: Paul F. Durham — Michael D. Pierce

Robert G. Lakins — Thomas E. Ledford

All Joint Venturers By: Camille Kohler, Attorney in Fact

10/16 1:30.74 CHECK

4700

STATE OF TENNESSEE }
Davidson County }

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, (or proved to me on the basis of satisfactory evidence) 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____.

_____Notary Public

Commission Expires_____

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
TIMBER LAKE JOINT VENTURE

TO
JEFFREY L. FLOWERS, Unmarried
ROBERT FLOWERS

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10TH day of October, 1986 before me personally appeared Camille S. Kohler, to me known to be the person who executed the foregoing instrument in behalf of Robert G. Lakins, Thomas E. Ledford, Paul F. Durham, and Michael D. Pierce, Joint Venturers for Timber Lake Joint Venture, as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Robert G. Lakins, Thomas E. Ledford, Paul F. Durham, and Michael D. Pierce, Joint Venturers for Timber Lake Joint Venture.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of October, 1986.

Betty G. Chumbley
Notary Public

My Commission Expires: 7/18/87

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
			6500.00- CAMT.	
			184.24 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 190.74-	
4700A 10/16/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53271

IDENTIFICATION REFERENCE

OCT 16 8 41 AM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 00931