file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Kevin L. Briggs
904 Flintlock Place
Nashville, TN. 37217

MORTGAGEE:
Atlantic Coast Mortgage Company
3975 University Drive
Fairfax, VA 22030

MAP-PARCEL NUMBERS:
135-16-A-11 CO
2D-53601

BOOK 7028 PAGE 686

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Teresa K. Peace, now known as Teresa K. Peace Cawthon, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kevin L. Briggs and wife, Mary S. Briggs hereinafter called the Grantee, Grantee's 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. 27 on the plan of Nashboro Village, Tracts 8, 9 & 10, of record in Book 5200, pages 186, 187, 188 & 189, Register's Office for said County.

SAID Lot No. 27 fronts 58.85 feet on the westerly margin of Flintlock Place and extends back 163.57 feet on the northerly line and 145.08 feet on the southerly line to a broken line in the rear, measuring 102.92 feet thereon.

Being the same property conveyed to Teresa K. Peace, unmarried by deed from Robert S. Biscan, Co. of record in Book 6252, page 659, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4827, page 14 and Supplemental Declaration of Covenants and Restrictions in Book 5465, page 561 and amended in Book 5588, page 429, said Register's Office, and to the matters set forth in the above referenced plan of record.

59361

IDENTIFICATION REFERENCE

Nov 3 1 25 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 904 Flintlock Place, Nashville, TN. 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of October, 19 86.

Teresa K. Peace Cawthon

Teresa K. Peace Cawthon

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of October, 19 86, before me personally appeared Teresa K. Peace Cawthon, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7028 PAGE 687

Before me, the undersigned, of 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 ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 109,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 31st day of October, 1986.

My Commission Expires: 11-1-87

_____
Notary Public

WARRANTY DEED

from:
Teresa K. Peace Cawthon

to:
Kevin L. Briggs and wife, Mary S. Briggs

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25842

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

RECEIVED OF _____

FOR _____

BOOK 7028 PAGE 688

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

109000.00- CAMT.
305.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 311.70-
1590A11/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59361

IDENTIFICATION REFERENCE

Nov 3 | 25 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 07675