Box 8/t1

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

ADDRESS NEW OWNER:
Julia Campbell Cruze
2914 Snowden Road
Nashville, TN 37204

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

MAP-PARCEL NUMBERS:
MAP 118-9
PARCEL 178
16DA-13725

WARRANTY DEED

BOOK 7036 PAGE 826

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, Joseph Durward Kincaid and wife, Donna K. Kincaid hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Julia Campbell Cruze, unmarried 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. 11 on the plan of Sutton Hill Section of Marengo Park, of record in Book 974, page 67, Register's Office for said County.

SAID Lot No. 11 fronts 75 feet on the easterly margin of Snowden Road and runs back between parallel lines 191.2 feet to a dead line in the rear.

Being the same property conveyed to Joseph Durward Kincaid and wife, Donna K. Kincaid by Installment Deed from Josephine Kincaid, widow of John Francis Kincaid, deceased of record in Book 5336, page 468, said Register's Office.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

62047

IDENTIFICATION REFERENCE

Nov 11 10 36 AM '86

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

This is (un)improved property, known as 2914 Snowden Road, Nashville, TN 37204.

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 4th day of November, 1986.

Donna K. Kincaid

Joseph Durward Kincaid
Joseph Durward Kincaid

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF NOrfolk

On this 4th day of November, 1986, before me personally appeared Joseph Durward Kincaid and wife, Donna K. Kincaid, 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 they executed the same as their free act and deed.

Emily F. Packer
Notary Public

My Commission Expires: 7-15-88

STATE OF TENNESSEE
COUNTY OF _____

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 $ 79,900.00.

Julia Campbell Cruze
Affiant

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

My Commission Expires: 10-24-88

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Joseph Durward Kincaid and wife,
Donna K. Kincaid

to:
Julia Campbell Cruze, unmarried

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

Box 8 / 21

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

RECEIVED OF _____

FOR _____

BOOK 7036 PAGE 828

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

79000.00- CONT.
223.78 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 230.28-
4023A 11/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62047

IDENTIFICATION REFERENCE

Nov 11 10 36 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 10633