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

ADDRESS NEW OWNER:
Steven G. Orr
151 39th Avenue North
Nashville, TN 37209

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

MAP-PARCEL NUMBERS:
MAP 104-01
PARCEL 196
25W-08325

WARRANTY DEED

BOOK 7037 PAGE 916

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, Penelope S. TeSelle and husband, Eugene A. TeSelle hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Steven G. Orr and wife, Jennifer S. Orr 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. 46 on the plan of part of West Grove Subdivision, of record in Book 421, page 109, Register's Office for said County.

SAID Lot No. 46 fronts 72.25 feet on the westerly margin of 39th Avenue North and extends back 160 feet plus ((163 feet as shown on the survey of Bob Cummings - Land Surveyors, Tennessee No. 693, dated October 2, 1986) on the northerly line to an alley and 160 feet on the southerly line to a dead line in rear, measuring 69.75 feet thereon.

Being the same property conveyed to Penelope S. TeSelle and Eugene A. TeSelle by deed from Helen King, unmarried of record in Book 6953, page 194, Register's Office for Davidson County, Tennessee.

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

62439

IDENTIFICATION REFERENCE

Nov 12 11 23 AM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is (un)improved property, known as 151 39th Avenue North, Nashville, TN 37209.

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 10th day of November, 19 86.

Eugene A. TeSelle

Penelope S. TeSelle

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10th day of November, 19 86, before me personally appeared ~~Penelope~~ S. TeSelle and husband, Eugene A. TeSelle, 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 their free act and deed.

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7037 PAGE 917

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 $ 49,200.00.

Steven G. Orr
Affiant

Subscribed and sworn to before me, this the 10th day of November, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Penelope S. TeSelle and husband, Eugene A. TeSelle

to:
Steven G. Orr and wife, Jennifer S. Orr

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

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

RECEIVED OF _____

FOR _____

BOOK 7037 PAGE 918

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

49200.00- CAPIT.
137.76 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 144.26-
5075A1 11/12/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62439

IDENTIFICATION REFERENCE

Nov 12 11 23 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 11074