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BOX 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,700.00

Randall B. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 19 86

Notary Public

MY COMMISSION EXPIRES: June 5, 1989.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (MORTGAGEE)	MAP-PARCEL NUMBERS
Randall B. Thomas (NAME)	Atlantic Coast Mortgage Company (NAME)	119-9
2839 Logan Street (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	#206
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Fairfax, Va. 22030 (CITY) (STATE) (ZIP)	6DA-34247

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, Edith L. McGucken, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall B. Thomas and wife, Elsie S. Thomas

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:

Land in the Sixth, formerly the Ninth Civil District of Davidson County, Tennessee, described as follows; Beginning on the westerly margin of Logan Avenue, in the southerly line of the old Patterson Tract of Land, known as the "Flat Rock Tract" thence with the westerly margin of said Avenue, southwardly 85 feet; thence westwardly parallel with the southerly side of said Patterson Tract 130 feet; thence northwardly and parallel with said Avenue, 85 feet to the southerly line of said Patterson tract; thence with same eastwardly 135 feet to the point of beginning.

Being the same property conveyed to W. H. LeGraff and wife, Ellen R. LeGraff by deed from W. R. Davenport and wife, Cynthia Davenport, of record in Book 2303, page 419, Register's Office for said County, the said W. H. LeGraff and Ellen R. LeGraff having since died and Ellen R. LeGraff having survived W. H. LeGraff. The property was vested in Edith L. McGucken, subject to a life estate of Sadie L. Little, pursuant to the Will of Ellen W. LeGraff (who is the same as Ellen R. LeGraff), of record in Will Book 124, page 49, Probate Court for Davidson County, Tennessee, the said Sadie L. Little having died January 3, 1980.

Being the same property conveyed to William V. McGucken and wife, Edith L. McGucken by Quitclaim Deed from James G. Lackey, III of record in Book 5689, page 807, Register's Office for Davidson County, Tennessee. The said William V. McGucken having since died.

This is improved ( ) unimproved ( ) property, known as 2839 Logan Street, Nashville, TN. 37211
XX (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 her hand this 14th day of November, 19 86

Edith L. McGucken

Edith L. McGucken

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Larry L. Westbrook, a Notary Public in and for said County and State, the within named Edith L. McGucken, a widow

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of November 19 86.

Commission expires June 5, 1989

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

Edith L. McGucken, a widow

TO

Randall B. Thomas and wife, Elsie S. Thomas

NOV 19 1 32 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIFY REFERENCE

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37208

88849

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

4470 .'0- CA'T.
125.'0 SSTAX
.50 PRFE'
6.00 WDE'D
CHECK 131.5[illegible]
7849A1' /19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64888

IDENTIFICATION REFERENCE

Nov 19 1 31 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.13772