BOOK 7066 PAGE 638 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 19 86

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy Bee (NAME)	Atlantic Coast Mortgage Company (NAME)	Map 61-16
812 Tuckahoe (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive, Suite 110 (STREET ADDRESS)	Par.324
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	15DZ - 21430

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, Luis F. Martinez and wife, Nancy G. Martinez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy Bee

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:

BEING Lot No. 20 of Block "C" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Luis F. Martinez and wife, Nancy G. Martinez by deed from Velma L. Dixon, a widow, of record in Book 5775, page 282, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assume and agree to pay the mortgage held by Atlantic Coast Mortgage Company of record in Book 7054, page 196, said Register's Office. The escrow account and insurance to be transferred to Grantee.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

7217.0

IDENTIFICATION REFERENCE

Dec 11 2 43 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved ( ) improved property, known as 1415 McAlpine Avenue Nashville, TN 37216
(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 therein belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seised 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 our hand this 10th day of December 19 86

Luis F. Martinez

Nancy G. Martinez

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Luis E. Martinez and Nancy G. Martinez

the bargainor s with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of December 19 86

Commission expires 5/13/89

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

TO

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

RECEIVED OF _____

FOR BOOK 7066 PAGE 690

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
			020[illegible] CAMT.	
			289.60 CSTAX	
			.50 PRFEE	
			6.00 WDE	
			CHECK 296.10-	
			6180A1C/[illegible]/96 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72170

IDENTIFICATION REFERENCE

Dec 11 2 41 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 21987