BOOK 7074 PAGE 43

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER IS~~ $74,250.00

Robert Richie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 1986

Notary Public

MY COMMISSION EXPIRES: 11-12-89

(AFFIX SEAL)

Box 22

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
Robert Richie	Atlantic Coast Mortgage Company	147-8-37
(NAME)	(NAME)	
4925 Hopedale Drive	3975 University Drive	5DU-4924
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Fairfax, Virginia 22030	
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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, Margaret E. DeFord, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Richie and wife, Vickie S. Richie and Mary Vance

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 Davidson County, Tennessee, being Lot No. 14 on the Plan of Resubdivision of Lot 14 and the adjoining Reserved Parcel of Beverly Heights, Section One, of record in Book 6200, page 411, Register's Office for said County.

SAID Lot No. 14, which is a corner lot, fronts 152.33 feet on the westerly margin of Hopedale Drive and fronts 186.52 feet on the southerly margin of Wales Drive, said frontages being joined by a curve having a length of 42.37 feet, and extends back 145.75 feet on the southwesterly line and 127.98 feet on the southerly line to a point of intersection.

Being the same property conveyed to Marion Buford DeFord and wife, Margaret E. DeFord, by deed from Southern Development Company, a Tennessee corporation, of record in Book 2437, page 340, Register's Office for Davidson County, Tennessee. Marion Buford DeFord has since died.

The property herein conveyed is subject to restrictive convenants of record in Book 2401, page 391, said Register's Office, and to the matters set forth in the above referenced plan of record.

7451 1

IDENTIFICATION

Dec 10 2 42 PM '86

This is unimproved (XX) improved ( ) property, know as 4925 Hopedale Drive, Nashville, TN 37211
(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 convenant 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 16th day of December, 19 86

Margaret E. DeFord
Margaret E. DeFord

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 Margaret E. DeFord

the bargainor, with whom I am personally acquainted, * and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of December 1986

Commission expires 11-12-89

Notary Public

* or proved to me on the basis of satisfactory evidence.

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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
Margaret E. DeFord, Unmarried

TO
Robert Richie and wife,
Vickie S. Richie and Mary
~~Vance~~

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

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

RECEIVED OF _____

FOR BOOK 7074 PAGE 45

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
			207.16	
			.50	
			6.00	
				214.26
			BAL	.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7451

IDENTIFICATION REFERENCE

DEC 18 2 42 PM '86

No.24608