BOOK 7075 PAGE 538

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON~~XXXXXX~~ } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,700.00

James Ermine Tate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 19 86

Notary Public

MY COMMISSION EXPIRES: 11/01/89

(AFFIX SEAL)

File 27

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ermine Tate (NAME)	Atlantic Coast Mortgage Company (NAME)	162-01- A
Lot 21 Hickory Glade Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Dr. #100/210 (STREET ADDRESS)	2100
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22030 (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, W.L. Bainbridge, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Ermine Tate, unmarried

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 Unit No. 21 on the site plan of Phase I, Hickory Glade, of record in Book 6250, page 889, which amends Book 6250, page 888, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to W.L. Bainbridge, Inc. by deed from Roy E. Nelson and wife, Margaret L. Nelson and H.L. Kieffer, unmarried of record in Book 6707, Page 744, and in Book 6707, page 753, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 6824, page 929 and re-recorded in Book 6898, page 896 and amended in Book 6824, page 952, recorded in Book 6878, page 919 said Register's Office.

This conveyance is subject to any and all existing easements of record.

75065

IDENTIFICATION REFERENCE

DEC 19 2 30 PM '86

This is unimproved ( ) xx improved ( ) property, known as Lot 21 Hickory Glade Drive, Antioch, TN 37013
(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 his hand this 12th day of December, 19 86

W.L. Bainbridge, Inc.
By:
W.L. Bainbridge, President

STATE OF TENNESSEE
~~Davidson County~~
Williamson

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named W.L. Bainbridge, Inc.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 12th day of December 19 86

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
~~Davidson County~~
Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared W.L Bainbridge and _____ with whom I am personally acquainted and who upon (~~their several oaths~~) (his oath) acknowledged (~~themselves~~) (himself) to be the President and _____ respectively of the W.L. Bainbridge, Inc. the within named bargainor, a corporation, and that (he) (they) as such President 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 W.L. Bainbridge as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Brentwood on this the 12th day of December, 19 86

My commission expires 11/10/89

_____
Notary Public

WARRANTY DEED

FROM
W.L. Bainbridge, Inc.

TO
James Ermine Tate, unmarried

MONTGOMERY, CRAWFORD, KESTNER & HARDEMAN
213 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TENNESSEE 37027

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
			6270 .[illegible]2- PRMT	
			175.[illegible]5 CSTAX	
			.50 PRFF	
			6.00 MPE [illegible]	
			DUE % 188.95-	
			94/09/12/19/86 CAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75065

IDENTIFICATION REFERENCE

Dec 19 2 30 PM '86

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 25209