Box 8 cg

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

ADDRESS NEW OWNER:
Ann P. Howard
712 Newberry Road
Nashville, TN. 37205

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

MAP-PARCEL NUMBERS:
MAP 102-14
PARCEL 77
8DZ-48495

WARRANTY DEED BOOK 7079 PAGE 353

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,

Sharon Lee McKeand, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ann P. Howard, unmarried

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. 334 on the plan of Brook Meade, Section IX, of record in Book 2331, pages 84 & 85, Register's Office for said County.

SAID Lot No. 334, which is a corner lot, fronts 174.0 feet on the Southeasterly margin of Newberry Road and fronts 175.0 feet on the southwesterly margin of Clematis Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 199.0 feet on the southeasterly line and 200.0 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Sharon Lee McKeand by deed from Mortimer D. Howard of record in Book 6178, page 210, 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.

This is ~~(un)~~improved property, known as ~~712 Newberry Road, Nashville, TN. 37205~~.

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 ~~22nd~~ day of ~~December~~, 19~~86~~.

Sharon Lee McKeand

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of December, 1986, before me personally appeared Sharon Lee McKeand, 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 her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: 7

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7079 PAGE 351

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 $ 100,000.00.

Ann P. Howard
Affiant

Subscribed and sworn to before me, this the 22nd day of December, 1986.

My Commission Expires: Nov 4 1987

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE

FILED FOR REFERENCE

FILED & RECORDED
DAVIDSON COUNTY, TN
DEC 23 1 39 PM '86

7109

WARRANTY DEED

from:
Sharon Lee McKeand

to:
Ann P. Howard, unmarried

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

TN 26044

Box 8 cg

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

RECEIVED OF _____

FOR _____

BOOK 7079 PAGE 332

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

IR- [illegible]
[illegible] CHECK
.50 PRFEE
6.00 MORTG
CHECK 236.50-
05908 12/23/96 3NL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

760 17.

IDENTIFICATION REFERENCE

DEC 23 1 39 PM '96

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26308