BOOK 7091 PAGE 627

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$49,000.00 Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-17-87
(AFFIX SEAL)

File # 20370
Loan # 1921

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CALVIN MORRIS (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 71-15
1314-A Stainback Avenue (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PAR 202
Nashville, Tn 37207 (CITY) (STATE) (P.O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	12 DA 43075

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, CANAAN PROPERTIES , INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CALVIN MORRIS unmarried, and LEATHELIA K. FERNANDEZ

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.131A on the Plan of Highland Land Company as of record in Book 6200, Page 376, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

78921

IDENTIFICATION REFERENCE

Dec 31 5 40 PM '86

RECEIVED FROM WILSON ET REGISTER
DAVIDSON COUNTY, TN

Being the same property conveyed to Canaan Properties, Inc by quitclaim deed from Cumberland Builders, Inc of record in Book 7091 , Page 625 , Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved ( ) X property, known as 1314-A Stainback Avenue, Nashville, Tn 37207
(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 their hand s this 12th day of December , 19 86

CANAAN PROPERTIES, INC.

By: Johnnie Bond

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Johnnie Bond

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the CANAAN PROPERTIES , INC. a corporation. and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President

Witness my hand and official seal at Nashville, Tennessee, this 12th day of December, 19 86.

_____Notary Public

Commission Expires 4-19-87

WARRANTY DEED

FROM

~~CANAAN PROPERTIES~~

TO

~~CALVIN MORRIS~~

LEATHELIA K. FERNANDEZ

Saturn & Mazer, Attorneys
Row 1
Box 7

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

RECEIVED OF _____

FOR BOOK 7091 PAGE 629

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
			490 .00- CAMT	
			137.20 CSTAX	
			.50 PRFEE	
			6.00 MSCEL	
			CHECK 143.70-	
			378211/31/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.92 1-

IDENTIF REFERENCE

Dec 31 5 40 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29449