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FORM NO. WD-1

File # 20358
Loan # 15312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 19 86

Notary Public

MY COMMISSION EXPIRES: 9/11/90

(AFFIX SEAL)

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
BARRY T. BOYD (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 64-12
4731 Kalamath Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PAR 61
Old Hickory, TN 37138 (CITY) (STATE) (P.O ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	4D-60856

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, ANTHONY J. KLASSEN and wife MONTE L. KLASSEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARRY T. BOYD and NANCY W. FANNING

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. 360 on the Plan of Sherwood Forest Subdivision, Section 4, recorded in Book 4460, Pages 182&183 Register Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Anthony J. Klassen and wife, Monte L. Klassen by deed from William E. Edelen, Jr. and wife, Virginia D. Edelen recorded in Book 6024, Page 174, Register's Office for Davidson County, Tennessee.

79890

IDENTIFICATION REFERENCE

JAN 5 11 35 AM '87

ELVA Z. WILSON, CLERK & REGISTER
DAVIDSON COUNTY, TN

This is X unimproved ( ) improved ( ) property, known as 4731 Kalamath Drive, Old Hickory, TN 37138
(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 hands this 15th day of December, 19 86

ANTHONY J. KLASSEN A. J. Klassen

MONTE L. KLASSEN Monte L. Klassen

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANTHONY J. KLASSEN and wife MONTE L. KLASSEN

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

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 19 86.

Commission Expires 9/11/90

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me. _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

ANTHONY J. KLASSEN

MONTE L. KLASSEN

TO

BARRY T. BOYD

NANCY W. FANNING

Saturn & Mazer, Attorneys
Row 1
Box 7

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
			750" . 0- CAMT.	
			210.00 CSTAX	
			.50 PRFE	
			6.00 MTE "	
			CHECK 216.50-	
			42:630'/88/87 CAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79890

IDENTIFICATION REFERENCE

JAN 5 11 35 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 30565