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FORM NO. WD-1

File # 20422
Loan # 02009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$65,000.00 Theodore H Wallace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 19 86

Notary Public

MY COMMISSION EXPIRES: 4-15-87
(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
THEODORE H. WALLACE (NAME)	Atlantic Coast Mortgage Company (NAME)	P/O MAP 59-5
3031 Sunnyview Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PAR 250
Nashville, Tn 37218 (CITY) (STATE) (P.O ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	P/O 13 DA 40320

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 and BOND & BOND REALTY, INC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THEODORE H. WALLACE and DJUANA TERRELL, both 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:

LAND In Davidson County, Tennessee, being Lot No. 255B, Buena Vista Estates, Section Six, Zone Lot Division of Lots 255-256, as of record in Book 6900, page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Bond & Bond Construction & Realty Company, Inc., (Now known as Bond & Bond Builders, Inc.) by deed from Richard Lee Brown, Jr. and wife, Margaret Brown, of record in Book 6886, page 653, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Canaan Properties, Inc./Bond & Bond Realty, Inc by quitclaim deed from Bond & Bond Construciton and Realty Co. Inc., of record in Book 7094, Page 925, Register's Office for Davidosn County, Tennessee.

7915

IDENTIFICATION REFERENCE

JAN 5 11 45 AM '87

REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE

X unimproved
This is improved ( ) property, known as 3031 Sunnyview Drive, Nashville, Tn 37218
(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 20th day of December, 19 86

CANAAN PROPERTIES
by Johnnie Bond, President

BOND & BOND REALTY, INC
by Johnnie Bond, President

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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~~ 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 20th day of December, 19 86.

_____Notary Public

Commission Expires 4-19-87

WARRANTY DEED

FROM CANAAN PROPERTIES

TO BOND & BOND REALTY, INC

THEODORE H. WALLACE

DIANA TERRELL

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 Bond & Bond Realty, Inc a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 20TH day of December, 1986.

My Commission Expires: 4-19-87

_____
Notary Public

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

GSR .00 CAIT.
102.00 CSTAX
.50 PRFEE
6.00 WRT
CHECK 108.50
4943.01/05/87 PAY .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.99 I 5

IDENTIFICATION REFERENCE

JAN 5 11 45 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN

No30590