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:
Arthur H. Sasse
3001 West Towne Village Court
Antioch, TN. 37013

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

MAP-PARCEL NUMBERS:
MAP 150-06
PARCEL
2D-75053

WARRANTY DEED

BOOK 7100 PAGE 332

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, J. B. Knight, Jr. and wife, Andrea L. Knight hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Arthur H. Sasse and wife, Melanie A. Sasse 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. 3 on the plan of Charlestowne, of record in Book 6200, page 220, Register's Office for said County.

SAID Lot No. 3, which is a corner lot, fronts 110.00 feet on the westerly margin of Anderson Road and fronts 67.00 feet on the southerly margin of West Towne Village Court, said frontages being joined by a curve having a length of 39.27 feet, and extends back 92.00 feet on the southerly line and 135.00 feet on the westerly line to a point of intersection.

Being the same property conveyed to J. B. Knight and wife, Sarah C. Knight by deed from Ben C. Rader and wife, Mattie K. Rader of record in Book 2439, page 389, said Register's Office. J. B. Knight and Sarah C. Knight have since died. Sarah C. Knight predeceased J. B. Knight. Subject property has been divested to J. B. Knight, Jr. by Last Will and Testament of J. B. Knight, Sr., of record in Will Book 142, page 635, Probate Court, 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 3001 West Towne Village Court, Antioch, TN. 37013.

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.

J. B. Knight, Jr.

Andrea L. Knight

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of December, 19 86, before me personally appeared J. B. Knight, Jr. and Andrea L. Knight, 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 his free act and deed.

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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 $ 79,900.00.

_____
Affiant

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

My Commission Expires: Nov 1, 1987

_____
Notary Public

81424

IDENTIFICATION REFERENCE

JAN 8 10 23 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
J. B. Knight, Jr.

to:
Arthur H. Sasse and wife, Melanie A. Sasse

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

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

RECEIVED OF _____

FOR _____

BOOK 7100 PAGE 334

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

79[illegible].18- CONT.
203.72 COTAX
.50 PRFEE
6.00 WDEED
CHECK 230.22-
6507A01/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81424

IDENTIFICATION REFERENCE

JAN 8 10 23 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No32192