FROM:

TO:

This Instrument Prepared By:
THOMAS N. JONES, Attorney
339 Main St., Suite 100
Franklin, Tennessee 37064 mail

MORGAGEE: Atlantic Coast Mtg Co.

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
David F Lundberg	Atlantic Coast Mtg Co	156-2-122
904 Beech Bend Dr.	3925 University Dr.	
Nashville TN 37221	Fairfax, VA 22030	

WARRANTY DEED BOOK 7103 PAGE 575

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration we, **Tommy E. Cox & wife, Rita C. Cox**, have this day bargained and sold and do hereby transfer and convey unto **David F. Lundberg & wife, Rose B. Lundberg,** their heirs and assigns, the following described tract or parcel of land lying, located and being in the County of Davidson, TN, and more particularly described as follows:

BEING Lot No. 622 on the plan of Harpeth Woods, Section 6, of record in Plat Book 4860, page 111, RODC, TN, and being amended in Plat Book 5051, page 85, RODC, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Tommy E. Cox and wife, Rita C. Cox by deed of record in Book 5539, page 755, RODC, TN.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever.

AND WE 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 that it is unencumbered, except as follows:

1. Taxes for the year 1986 are a lien against the property, and are now due and payable. Said taxes have been prorated between the parties, and are paid.

2. Subject to restrictive covenants of record in Book 5051, page 92, amended in Book 5197, page 123 and second amendment in Book 5228, page 718, RCDC, TN.

3. Applicable building and zoning regulations.

4. Such staet of facts as an accurate survey would disclose.

5. All existing highway, roadway and utility easements.

6. Matters in Plat Book 4860, page 111, RODC, TN, which may affect property.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 31st day of December, 1986.

Tommy E. Cox
TOMMY E. COX

Rita C. Cox
RITA C. COX

BOOK 7103 PAGE 576

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Margaret Ann Smith, a Notary Public in and for said County and State, Tommy E. Cox and wife, Rita C. Cox, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin on this the 31st day of December, 1986.

Margaret Ann Smith
NOTARY PUBLIC

My Commission Expires: 5/22/89

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 95000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 31st day of December 1986.

Margaret Ann Smith
Notary Public

My Commission Expires: 5/22/89

82482

IDENTIFICATION REFERENCE

JAN 12 9 30 AM '87

RECEIVED AND RECORDED
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7103 PAGE 577

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

CAMT.
CSTAX
PRFEE
WDSTX
CHECK 272.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8248 IDENTIF. REFERENCE

JAN 12 9 30 AM '87

FELIX Z. WILSON II
DAVIDSON COUNTY REGISTER

No. 33393