BOOK 7115 PAGE 493

FORM NO. WD-1

File # 20665
Loan # 2125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$50,500.00 Sandra Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 19 87

Notary Public

MY COMMISSION EXPIRES: 4/2/87
(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
SANDRA TAYLOR, Unmarried	Atlantic Coast Mortgage Company	MAP 71-10
(NAME)	(NAME)	
141A Elmhurst Avenue	3975 University Drive	PAR 171
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn 37207	Fairfax, Virginia 22030	12DA-19835
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, BOND & BOND REALTY, INC. and BBG-A PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SANDRA TAYLOR, Unmarried and EARL FERRELL

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. 8A, Zone Lot Division of Lots 8 and 9, East View Subdivision, as of record in Book 6200, page 539, Register's 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 Bond & Bond Realty, Inc. and BBG-A Partnership by Quitclaim Deed from Cumberland Builders, Inc. as of record in Book 7115, Page 491, Register's Office for Davidson County, Tennessee.

JAN 23 9 59 AM '87
FILED & RECORDED
DAVIDSON COUNTY, TN
REGISTER

IDENTIFICATION REFERENCE

86508

CHECK ONE
unimproved ( )
This is improved (X) property, known as 141A Elmhurst 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 our hand s this 16th day of January, 19 87

BOND & BOND REALTY, INC.
By: Ben Parker

BBG-A PARTNERSHIP
By: Ben Parker

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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 Bond & Bond Realty, 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 15th day of January, 1987.

_____Notary Public

Commission Expires 4-15-87

WARRANTY DEED

FROM

BOND & BOND REALTY, INC.

BBG-A PARTNERSHIP

TO

SANDRA TAYLOR, Unmarried

EARL FERRELL

Saturn & Mazer, Attorneys
Row 1
Box 7

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Johnnie Bond with whom I am personally acquainted and who upon oath acknowledged himself to be the General Partners of and BBG-A PARTNERSHIP, the within named bargainor and that HE as such Partners being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by the said Johnnie Bond as such Partners.

Witness my hand and official seal at office at Nashville, Tennessee on this the 16TH day of January, 1987.

My commission expires 4-15-87

Notary Public

This instrument was prepared by: SATURN & MAZER, ATTORNEYS

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

[illegible] CAMT.
[illegible] CSTAX
.00 PRFE
0.00 WDFE
CHECK 147.00-
CSC0101/23/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86508

IDENTIFICATION REFERENCE

JAN 23 9 59 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No37880