ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Roy L. James and wife, Barbara D. James 125 Shihmen Court Antioch, Tennessee 37012	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, VA 22030	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Edwin A. Groves and wife, Linda J. Groves,** have bargained and sold, and by these presents do transfer and convey unto the said **Roy L. James and wife, Barbara D. James,** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 230 on the Plan of Antioch Park, Section II, as of record in Book 3842, Page 240.

SAID Lot No. 230 fronts 75.1 feet on the southwesterly margin of Shihmen Court and extends back 150.0 feet on the northwesterly line and 150.0 feet on the southeasterly line, to a line in the rear on which it measures 75.08 feet.

BEING the same property conveyed to Edwin A. Groves and wife, Linda J. Groves by deed from Alvin W. Wilson and wife, Barbara jean Wilson of record in Book 6046, Page 936, said Register's Office for Davidson County.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
FEB 3 9 29 AM '87
IDENTIFICATION REFERENCE
8 9 5 6 1

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **125 Shihmen Court, Antioch, Tennessee 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 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.

Whenever 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 hands this 29 day of January, 1987.

EDWIN A. GROVES

LINDA J. GROVES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Edwin A. Groves and wife, Linda J. Groves**, 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 29 day of January, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $67,500.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 29 DAY OF January, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7125 PAGE 136

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

67500.00- CAMT.
189.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 135.50-
BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89561 L

IDENTIFICATION REFERENCE

FEB 3 9 30 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 41221