FILE BOX 9

BOOK 7127 PAGE 869

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Manuel A. Fonseca, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 1987

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Mortgagee: Atlantic Coast Mortgage Company

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manuel A. Fonseca, Jr. et al (NAME)	Atlantic Coast Mortgage Company (NAME)	Map 128-10
600 Hicks Road (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	Parcel 38
Nashville, TN. 37221 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	FB# 9D 57400

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, Phillip Gregory LaPrad, Trustee,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Manuel A. Fonseca, Jr., unmarried Manuel A. Fonseca, Sr. and wife, Elba C. Fonseca

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. 16 on the plan of Stacy Square Section 2, of record in Book 4175, page 30, Register's Office for said County.

Said Lot No. 16, which is a corner lot, fronts 100.50 feet on the northeasterly margin of Hicks Road and fronts 93.05 feet on the northwesterly margin of Sawyer Brown Road, said frontages being joined by a curve having a length of 39.60 feet, and extends back 98.8 feet on the northeasterly line and 111.2 feet on the northwesterly line to a point of intersection.

Being the same property conveyed to Quentin C. Laprad and wife, Sybil Laprad, by deed from Donald H. Ignatz and wife, Barbara S. Ignatz, recorded in Book 4822 at page 574 in said Register's Office. The said Quentin C. Laprad has since died, survived by his widow, the said Sybil Laprad. The said Sybil Laprad has since died, a single person. Under the terms of the will of Sybil J. Laprad, deceased, who was one and the same person as the said Sybil Laprad, entered in Will Book 154 at page 782 in the Clerk's Office for said County, Probate Division, said property was devised to Phillip Gregory Laprad, Trustee for the benefit of the parties therein named. By order entered in Minute Book 307 at page 505 in said Clerk's Office, a certified copy of which is recorded in said Register's Office immediately prior to the recording hereof, the said Phillip Gregory Laprad, Trustee was authorized to execute this deed without the joinder of any beneficiary.

This conveyance is made subject to: (a) property taxes for 1987 for which Grantees will responsible; (b) restrictive covenants of record in Book 4265, page 777, and amended in Book 4379, page 833, said Register's Office; and (c) the matters set forth on said plan.

This is unimproved ( ) improved (X) property, known as 600 Hicks Road, Nashville, Tennessee 37221
(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 my hand this 30th day of January, 1987

Phillip Gregory LaPrad, Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Phillip Gregory LaPrad, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of January 19 87.

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Phillip Gregory LaPrad, Trustee

TO
Manuel A. Fonseca, Jr. and
Manuel A. Fonseca, Sr. and wife,
Elba C. Fonseca

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

FEB 4 2 24 PM '87
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

90556

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
			690[illegible].00-	CONT.
			193.20	CSTAX
			.50	PRFEE
			6.00	MDEED
				CHECK 199.70-
			6952A02/04/87	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90556

IDENTIFICATION REFERENCE

FEB 4 2 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 42277