BOOK 7160 PAGE 17

FORM NO. WD-1

File # 20791
Loan # 2212

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$98,000.00 Anita Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF February, 19 87

Notary Public

MY COMMISSION EXPIRES: 4/19/88
(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
J. PHILLIP ESTES (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 148-1
4928 Sherman Oaks Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PAR 199 CO.
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	5DU-6647

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, KEVEN P. PETERSON and LLOYD F. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. PHILLIP ESTES and DEBRA L. SMITH, both unmarried

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. 382 on the Plan of Hillbrook Subdivision, Section 6, as of record in Book 4175, Page 7, 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 Keven P. Peterson and Lloyd F. Smith by deed from Lloyd F. Smith as of record in Book 5851, Page 326, Register's Office for Davidson County, Tennessee.

01335

IDENTIFICATION REFERENCE

MAR 6 2 56 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( ) X
This is improved ( ) property, known as 4928 Sherman Oaks Drive, Nashville, TN 37211
(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 their hands this 26th day of February, 19 87

KEVEN P. PETERSON Keven O Peterson

LLOYD F. SMITH Lloyd F. Smith By Keven P Peterson Atty in Fact

8963 03/06 280.90 CHEG

STATE OF TENNESSEE }
Davidson County }

BOOK 7160 PAGE 18

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KEVEN P. PETERSON

the bargainors, 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 26th day of February, 1987.

Commission Expires 4-19-87

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

KEVEN P. PETERSON

LLOYD F. SMITH

TO

J. PHILLIP ESTES

DEBRA L. SMITH

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26TH day of February, 1987, before me personally appeared Keven P. Peterson to me known to be the person who executed the foregoing instrument in behalf of Lloyd F. Smith as HIS Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said Lloyd F. Smith.

Witness my hand and official seal at Nashville, Tennessee, this the 26TH day of February, 1987.

My Commission Expires: 4-19-87

Notary Public

SATURN NOTARY PUBLIC AT LARGE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7160 PAGE 19

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
			900 .00- MMT.	
			274.00 MTAX	
			.50 PRFE	
			6.00 MORT	
			CHK #	280.90-
			0968R05/06/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 3 3 5.

IDENTIFICATION REFERENCE

MAR 6 2 56 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 54152