Box 8/CG

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
David J. Bennett	Atlantic Coast Mortgage	MAP 103-4
4505 Idaho Avenue	Company	PARCEL 44
Nashville, TN. 37209	3975 University Drive	25W 02385
	Fairfax, VA 22030	

WARRANTY DEED

BOOK 7162 PAGE 200

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Toby D. Smith and wife, Patricia A. Smith hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David J. Bennett and wife, Carolyn R. Tate hereinafter called the Grantee, Grantee's 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. 406, Block 22 on the plan of Charlotte Park Company's, First Addition, of record in Book 57, page 103, Register's Office for said County.

SAID Lot No. 406, Block 22 fronts 50.00 feet on the southerly margin of Idaho Avenue, and extends back between parallel lines a distance of 150.00 feet to a dead line in the rear.

Being the same property conveyed to Toby D. Smith and wife, Patricia A. Smith by deed from Blair Realtors, Inc. of record in Book 5600, page 593, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

02204

IDENTIFICATION REFERENCE

MAR 10 10 44 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 4505 Idaho Avenue, Nashville, TN. 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 6th day of March, 19 87.

Patricia A. Smith

Toby D. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of March, 19 87, before me personally appeared Toby D. Smith and wife, Patricia A. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 11-14-88

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7162 PAGE 201

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 59,900.00.

_____
Affiant

Subscribed and sworn to before me, this the 6th day of March, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
Toby D. Smith and wife, Patricia A. Smith

to:
David J. Bennett and wife, Carolyn R. Tate

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7162 PAGE 202

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

59000.00- CAMT.
167.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 174.22-
9960A03/10/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

022204

IDENTIFICATION REFERENCE

Mar 10 10 44 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55127