FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March 1987

Notary Public

MY COMMISSION EXPIRES 9/9/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 -- Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James Frank Allen (NAME)	Atlantic Coast Mortgage Company (NAME)	Map 62-13
3601 Brush Hill Road (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	Parcel 10
Nashville, TN 37218 (CITY) (STATE) (P.O. ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	15DZ26855

FOR AND 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, James F. Taylor and wife, Eloise D. Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Frank Allen and wife, Marie P. Allen

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 the 11th, formerly 18th Civil District of Davidson County, Tennessee, being part of Lots No. 4 and all of Lot No. 5 on the Map of L. A. Warren's Subdivision of Lot No. 31 of the Riverwood Subdivision, not of record, said Riverwood Subdivision being of record in Book 547, page 62, of the Register's Office for said County, and described according to a survey made by Z. J. Wilkinson, Surveyor, November 8, 1938, as follows:

Beginning at a point in the easterly margin of Riverwood Drive, the common corner of Lots Nos. 3 and 4 of Warren's Subdivision, the southwest corner of Lot No. 3 conveyed to P. Anglea by deed of record in Book 1079, page 300, said Register's Office; thence with the easterly margin of Riverwood Drive, South 46 deg. East 75 feet to a point, the common corner of Lots Nos. 4 and 5 of Warren's Subdivision; thence with the easterly margin of Riverwood Drive south 46 deg. East 14.5 feet to a point; thence south 67 deg. east 155 feet to a point; thence south 34 1/4 deg. east 75 feet to a point where Brush Hill Road intersects the easterly margin of Riverwood Drive at Glenshade Drive; thence with the westerly margin of Brush Hill Road, on a curve in a northwesterly direction 175 feet to a point, the common corner of Lots Nos. 1 and 5 of Warren's Subdivision, and being the southeast corner of Lot No. 1 conveyed to O. O. Manners by deed of record in Book 1151, page 205, said Register's Office; thence with Manner's southerly line north 87 deg. 30' west 120 feet to a point, the common corner of Lots Nos. 1, 4 and 5, Manner's southwest corner; thence with Manners' westerly line and with the dividing line between Lots Nos. 1 and 4, north 49 deg. West 90 feet to a point, the common corner of Lots Nos. 1, 2 and 4 of Warren's Subdivision, Manners' northwest and the southwest corner of Lot No. 2 conveyed to C. R. Galloway by deed of record in Book 1109, page 439, said Register's Office; thence 106 feet to the point of beginning.

**

This is unimproved ( ) improved (XX) property, known as 3601 Brush Hill Road, Nashville, TN 37218 (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 heir 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 12th day of March 1987

Eloise D. Taylor

James F. Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7170 PAGE 436

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James F. Taylor and wife, Eloise D. Taylor, the bargainor ~~s~~ with whom I am personally acquainted/and who acknowledged that (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 12th day of March 87

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 / themselves / himself) (or proved to me on the basis of satisfactory evidence) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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

James F. Taylor
Eloise D. Taylor

TO

James Frank Allen
Marie P. Allen

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

** Being the same property conveyed to James F. Taylor and wife, Eloise D. Taylor by deed from J. T. Dugger, Sr., et al, of record in Book 3798, page 893, said Register's Office.

04645

IDENTIFICATION

MAR 17 10 35 AM '87

FELIX E. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7170 PAGE 437

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

79000.00- CAMT.
223.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 230.20-
2690A03/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 4 6 4 5

IDENTIFICATION REFERENCE

MAR 17 10 35 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 57803