BOOK 7173 PAGE 459

FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$63,700.00 X Earlene P. Madison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF March, 19 87

Notary Public

MY COMMISSION EXPIRES: 4-14-87
(AFFIX SEAL)

File # 21066
Loan # 2596

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
EARLENE P. MADISON (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 59-10
739 Garrison Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PAR 286
Nashville, Tn 37207 (CITY) (STATE) (P.O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	

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 WILLIAM A. BOYD and wife AGNES G. BOYD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EARLENE P. MADISON, 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. 6B on the plan of Haynes Manor Section 7 as of record in Book 6900, Page 179 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 William A. Boyd by deed from Bond & Bond Construction & Realty of record in Book 7008, Page 163, Register's Office for Davidson County, Tennessee.

AGNES G. BOYD wife of WILLIAM A. BOYD joins in this instrument for the sole purpose of conveying her marital rights.

THIS INSTRUMENT is executed by WILLIAM A. BOYD, as Attorney in Fact for AGNES G. BOYD, Pursuant to a Power of Attorney of record in Book , Page , Register's Office for Davidson County, Tennessee.

05527

IDENTIFICATION REFERENCE

MAR 19 9 41 AM 87

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

This is unimproved / This is improved property, known as X 739 Garrison Drive, Nashville, Tn 37207
(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. 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 their hand s this 11th day of March, 19 87

WILLIAM A. BOYD

AGNES G. BOYD Agnes G. Boyd

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM A. BOYD and wife Agnes G. Boyd

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 11th day of March, 19 87

Commission Expires 4-13 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

WILLIAM A. BOYD

TO

EARLINE P. MADISON

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 11TH day of March, 1987, before me personally appeared William A. Boyd to me known to be the person who executed the foregoing instrument in behalf of Agnes G. Boyd as HER Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said Agnes G. Boyd.

Witness my hand and official seal at Nashville, Tennessee, this the 11TH day of March, 1987.

My Commission Expires: _____ Notary Public

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

6370 .00- CAMT.
178.36 CSTAX
.50 RREC
0.00 MTGE T
CHK # 134.86-
3697A03/19/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05527

IDENTIFI REFERENCE

MAR 19 9 41 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 58778