BOOK 7259 PAGE 907

FORM NO. WD-1

File # 21472
Loan # 2958

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$70,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 1987.

Notary Public

MY COMMISSION EXPIRES: 1/19/90

(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
TERRY T. USELTON	Atlantic Coast Mortgage Company	MAP 90-12
(NAME)	(NAME)	
505 Foundry Drive	3975 University Drive	PAR 101
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Fairfax, Virginia 22030	8DA-31990
(CITY) (STATE) (P.O. ZIP)	(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, CHARLES M. YATES and wife JANICE F. YATES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERRY T. USELTON and wife DEBRA M. USELTON

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. 245 on the Plan of Charlotte Park, Section 4, as of record in Book 2663, Page 71, 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 Charles M. Yates and wife, Janice F. Yates by deed from Robert L. Driver and wife, Myrtle E. Driver as of record in Book 5062, Page 436, Register's Office for Davidson County, Tennessee.

3.34 | 4

IDENTIFICATION REFERENCE

JUN 5 10 07 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (X) unimproved ( ) improved property, known as 505 Foundry Drive, Nashville, TN 37209
(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 hand s this 29th day of May, 1987

~~CHARLES M. YATES~~ X Charles M. Yates

~~JANICE F. YATES~~ X Janice F. Yates

STATE OF TENNESSEE }
Davidson County }

BOOK 7259 PAGE 908

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES M. YATES and wife JANICE F. YATES

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 29th day of May, 19 87.

Notary Public

Commission Expires 9/11/90

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

CHARLES M. YATES

JANICE F. YATES

TO

TERRY, T. USELTON.

DEBRA M. USELTON

Saturn & Mazer, Attorneys
Row 1
Box 7

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

RECEIVED OF _____

FOR _____

BOOK 7259 PAGE 909

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
			70900.00-	CAMT.
			198.52	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 205.02-
			5773A06/05/87	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.3 4 1.4.

IDENTIFICATION REFERENCE

JUN 5 10 08 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90147