BOOK 7274 PAGE 301 FORM NO. WD-1

File # 21231
Loan # 3172

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$64,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF June 19 87

Notary Public

MY COMMISSION EXPIRES: 3-14-91
(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
ROBERT SIMONI (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 108-7-B
322 Timber Way Circle (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PAR 94CO
Nashville, Tn 37214 (CITY) (STATE) (PO ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	3D 91716

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, TIMBER LAKE JOINT VENTURE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT SIMONI etux SALLY A. SIMONI

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:

CERTAIN interest inland in Davidson County, Tennessee, described as Unit No. 94-J of Timber Lake Condominium created under Title 66, Chapter 27, Section 101, etu seq., as amended, Tennessee Code Annotated, and established by a Master Deed of record in Book 6549, page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timberlake Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

BEING part of the same property conveyed to Timber Lake Joint Venture by deed from Elm Hill Builders, Inc., of record in Book 6689, page 453, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE

38458

Jun 22 [illegible] 87

unimproved / This is improved X property, known as 322 Timber Way Circle, Nashville, Tn 37214
(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 his hand this 18th day of June, 19 87

TIMBER LAKE, JOINT VENTURE
by Cammille Kohler, Atty In Fact
ATTORNEY-IN-FACT

Robert G. Tolins
Thomas E. Telford
Michael D. Pierce
Paul F. Davidson

STATE OF TENNESSEE }
Davidson County }

BOOK 7274 PAGE 302

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19__

_____ Notary Public

Commission Expires_____

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

TIMBERLAKE JOINT VENTURE

TO

ROBERT SIMONI

SALLY A. SIMONI

Saturn & Mazer, Attorneys
ROW 1
BOX 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18th day of June, 1987 before me personally appeared Camille S. Kohler, to me known to be the person who executed the foregoing instrument in behalf of Robert G. Lakins, Thomas E. Ledford, Paul F. Durham, and Michael D. Pierce, Joint Venturers for Timber Lake Joint Venture, as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Robert G. Lakins, Thomas E. Ledford, Paul F. Durham, and Michael D. Pierce, Joint Venturers for Timber Lake Joint Venture.

Witness my hand and official seal at Nashville, Tennessee, this the 18th day of June, 1987.

Notary Public

My Commission Expires: 3-11-91

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

RECEIVED OF _____

FOR _____

BOOK 7274 PAGE 303

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
			64900.00- CAMT.	
			181.72 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	188.22-
			1567A06/22/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38458

IDENTIFI REFERENCE

JUN 22 9 35 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 95833