Box 8/EM

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Jennie F. Godwin 1108 Blythe Court East Nashville, TN 37221	Atlantic Coast Mortgage Company 3975 University Drive Fairfax, VA 22030	MAP 141-12 PAR B10-00 09D-68750

WARRANTY DEED BOOK 7286 PAGE 136

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, W. Jerry Merrell and wife, Diana M. Merrell hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jennie F. Godwin and husband, L. Mark Godwin 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. 10 on the plan of Phase I, Southampton, of record in Book 5200, page 464, Register's Office for said County.

SAID Lot No. 10 fronts 38.97 feet on the easterly margin of Blythe Court East and extends back 151.83 feet on the northerly line and 162.37 feet on the southerly line to a dead line in the rear, measuring 184.71 feet thereon.

Being the same property conveyed to W. Jerry Merrell and wife, Diana M. Merrell by deed from Fox Ridge Company, a limited partnership of record in Book 6156, page 152, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5971, page 839, and amended in Book 6355, page 517, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of W. Jerry Merrell and wife, Diana M. Merrell as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (~~un~~)improved property, known as 1108 Blythe Court East, Nashville, TN 37221.

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 30th day of June, 19 87.

Diana M. Merrell
BY: Doris F. Linn, Attorney in Fact

W. Jerry Merrell
BY: Doris F. Linn, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of June, 19 87, before me personally appeared W. Jerry Merrell and wife, Diana M. Merrell, 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.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7286 PAGE 137

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

4222.32
IDENTIFICATION REFERENCE
Jul 2 11 21 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 91,000.00.

Jennie F. Godwin
Affiant

Subscribed and sworn to before me, this the 30th day of June, 1987.

My Commission Expires: May 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doris F. Linn with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of W. Jerry Merrell and Diana M. Merrell as their Attorney in Fact as their free act and deed of the within named W. Jerry Merrell and Diana M. Merrell.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of June, 1987.

Christy Wilkins Ivey
Notary Public

My commission expires: May 1, 1987

WARRANTY DEED

from:

W. Jerry Merrell and wife, Diana M. Merrell

to:

Jennie F. Godwin and husband, L. Mark Godwin

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant Doris F. Linn

Sworn to and subscribed before me this 30th day of June, 19 87.

Notary Public

My Commission Expires: 11-1-87

NOTARY PUBLIC AT LARGE

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

RECEIVED OF _____

FOR _____

BOOK 7286 PAGE 139

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			9100.00- CONT.	
			254.00 C TAX	
			.50 PRFE	
			9.00 MORT	
			CHECK 264.30-	
5910A07/02/87			BAL .20	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.2 2 3 2

IDENTIFICATION REFERENCE

JUL 2 11 22 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100167