Box 81 TL

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

ADDRESS NEW OWNER:
Don Knoch
512 Benzing Road
Antioch, TN 37013

MORTGAGEE:
Atlantic Coast Mortgage
Company
3975 University Drive
Fairfax, VA 22030

MAP-PARCEL NUMBERS:
MAP 162-10
PAR 8
5DU-33602

WARRANTY DEED

BOOK 7286 PAGE 165

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,

Percy Wilkins, Jr. and Virginia R. Wilkins

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Don Knoch and Angela Knoch, as joint tenants with right of survivorship

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. 8 on the plan of Brook-View Estates, Section 1, of record in Book 4460, page 103, Register's Office for said County.

SAID Lot No. 8 fronts 90.75 feet on the northerly margin of Benzing Road and extends back between parallel lines a distance of 145.0 feet to a dead line in the rear.

Being the same property conveyed to Percy Wilkins, Jr. and wife, Virginia R. Wilkins by deed from James D. Emerson and wife, Debra E. Emerson of record in Book 6083, page 521, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4636, page 317, said Register's Office, and to the matters set forth in the above referenced plan of record.

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN
JUL 2 11 26 AM '87
IDENTIFICATION REFERENCE
42239

This is (~~un~~)improved property, known as 512 Benzing Road, Antioch, TN 37013.

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.

Virginia R. Wilkins

Virginia R. Wilkins

Percy Wilkins, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of June, 19 87, before me personally appeared Percy Wilkins, Jr. and Virginia R. Wilkins, 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.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov. 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 63,500.00.

_____
Affiant

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

My Commission Expires: Nov 4 1987

_____
Notary Public

WARRANTY DEED

from:

Percy Wilkins, Jr. and Virginia R. Wilkins

to:

Don Knoch and Angela Knoch, both unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 7286 PAGE 167

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
			6350.00- CASH	
			176.50 STATE	
			.50 PRFEE	
			6.01 MISC	
			CHECK 182.01-	
			5918A07/02/87 PAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42239

IDENTIFI REFERENCE

JUL 2 11 26 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100174