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

Bol

ADDRESS NEW OWNER:
Scott C. Gregory
1814 Sweetbriar Avenue
Nashville, TN 37212

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

MAP-PARCEL NUMBERS:
MAP 104-16
PAR 261
24W-12265

WARRANTY DEED BOOK 7293 PAGE 255

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,

Alan K. Justiss and wife, Alice Justiss

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Scott C. Gregory and wife, Virginia S. Gregory

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 the easterly 65 feet of Lot No. 244 on the plan of Belmont Heights, Belmont Land Company's Plan, of record in Book 421, page 34, Register's Office for said County.

SAID part of Lot No. 244 fronts 65 feet on the northerly margin of Sweetbriar Avenue and extends back between parallel lines a distance of 175 feet to an alley.

Being the same property conveyed to Alan K. Justiss and wife, Alice Justiss by deed from Robert C. English and Carolyn Jean English (formerly Hsieh) of record in Book 5657, page 61, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

44524

IDENTIFICATION REFERENCE

JUL 10 9 44 AM '87

FELIX Z. WILKINS JR. REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 1814 Sweetbriar Avenue, Nashville, TN 37212.

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 8th day of July, 19 87.

Alice Justiss
Alice Justiss

Alan K. Justiss
Alan K. Justiss

STATE OF TENNESSEE
COUNTY OF Davidson

On this 8th day of July, 19 87, before me personally appeared Alan K. Justiss and wife, Alice Justiss, 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: 10-24-88

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 $ 92,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 8th day of July, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:

Alan K. Justiss and wife, Alice Justiss

to:

Scott C. Gregory and wife, Virginia S. Gregory

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 7293 PAGE 257

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
			92500.00- CASH	
			259.00 STAX	
			.50 PRFE	
			6.00 WDED	
			CHECK 65.50-	
			8433A07/10/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44524

IDENTIFI REFERENCE

JUL 10 9 44 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102632