BOX 30

BOOK 7321 PAGE 24

STATE OF TENNESSEE
COUNTY OF DAVIDSON — The actual consideration or value whichever is greater, for this transfer is $ 53,000.00

Subscribed and sworn to before me, this the 05 day of August 19 87

My commission expires: January 10, 1989

Affiant

Notary Public

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 7N11560
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Atha M. Williams | Atlantic Coast Mortgage Company |
| 2313 Modena Drive | 3975 University Drive |
| Nashville, TN (STREET ADDRESS) | Fairfax, VA 22030 (STREET ADDRESS) |
| CITY STATE ZIP | CITY STATE ZIP |
| MAP NO. 084-11-0 182.00 | PARCEL NO. |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Sylvia J. Gardner, unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Atha M. Williams, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 197-A on the Plan of a part of Maplecrest, being a resubdivision of lots 197, 198, 199, 200, 201 and 202 as shown on the plan of Maplecrest, of record in Plat Book 1835 at page 27-28 amended in book 2022 page 247, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Sylvia J. Gardner, a single woman by Deed of record in Book 5502 page 97, Register's office for said County.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

5423 0
IDENTIFI REFERENCE
AUG 10 12 10 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 2313 Modena Drive, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 unincumbered, 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 my hand this 05 day of August 19 87

Sylvia J. Gardner

Sylvia J. Gardner

State of Tennessee
County of Davidson

On this 05 day of August, 19 87 before me personally appeared Sylvia J. Gardner to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

January 10, 1989

Notary Public

Kenneth C. Kant

KENNETH C. KANT NOTARY PUBLIC

State of Tennessee
County of

On this 05 day of ~~August 05,~~ 19 ~~87~~ before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

January 10, 1989

Notary Public

# WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7321 PAGE 26

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 2 3 0

IDENTIFI REFERENCE

AUG 10 12 10 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 03688