STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00
Mark Bruce Givens
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF August 19 87
Mark A Ellis
Notary Public
MY COMMISSION EXPIRES: March 21, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDDIE MONTGOMERY, ATTORNEY AT LAW
215 CENTERVIEW DRIVE, SUITE 150 - BRENTWOOD, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: (MORTGAGE COMPANY)	MAP-PARCEL NUMBERS
Mark Bruce Givens (NAME)	Atlantic Coast Mortgage Company (NAME)	148-14-0
3983 Keeley Drive (ADDRESS)	3975 University Drive (ADDRESS)	109.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	05DU46494

FOR AND 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, John F. Testruth and wife, Ruby Testruth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Bruce Givens, a married man

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.

BEING Lot No. 227 on the Plan of Colewood Acres, Section 3, of record in Book 4175, page 45, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John F. Testruth and wie, Ruby Testruth by deed from Billy Joe Berryhill and wife, Judy Grace Berryhill of record in Book 6174, Page 536, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4295, page 696 said Register's Office.

This conveyance is subject to any and all existing easements of record.

6175 IDENTIFICATION REFERENCE

SEP 2 10 38 AM '87
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 3983 Keeley Drive, Nashville, TN 37211 (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. Whenever 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 our hands this 28th day of August 19 87

John F. Testruth

Ruby Testruth

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 7342 PAGE 466

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John F. Testruth and wife, Ruby Testruth

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of August 19 87

Commission expires March 11, 1991

Mark A. Ellis
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / themselves) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

John F. Testruth and wife, Ruby Testruth

TO

Mark Bruce Givens

RETURN TO:

MONTGOMERY & ASSOCIATES
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

EDDIE MONTGOMERY
ATTORNEY - AT - LAW
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7342 PAGE 467

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
			70000.00- CAMT.	
			196.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 202.50-	
8549A09/02/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61755

IDENTIFICATION REFERENCE

SEP 2 10 38 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 12318