BOOK 7359 PAGE 868

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF September 19 87

Notary Public

MY COMMISSION EXPIRES:
(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
Richard K. Rowland (NAME)	Atlantic Coast Mortgage Company (NAME)	015-00-0
7479 Wilkinson Road (ADDRESS)	3975 University Drive (ADDRESS)	139.00
Joelton, Tn. 37080 (CITY) (STATE) (ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	14D 28745

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, Kenneth W. Spence and wife, Teresa P. Spence

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard K. Rowland

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.

Situated in the 14th Civil District of Davidson County, Tennessee, and described according to a survey of C.J. Carney, Surveyor, dated June 5, 1967, as follows: Being at a point in the center of Wilkinson Road, S.W. corner of Martin Gammon, Jr., lot; thence with Gammon's line N. 54 degrees W. 542 feet to a stake; thence S. 35 degrees W. 589 feet to an iron pin; thence S. 80 degrees E. 700 feet to a point in the center of said Wilkinson Road; thence with the center of said road, N. 17 degrees 20 feet E. 300 feet to the point of beginning, containing 6 acres more or less.

Being the same property conveyed to Kenneth W. Spence and wife, Teresa P. Spence by deed from John M. Lehigh and wife, Wanda Lehigh of record in Book 6421, Page 122, Register's Office, Davidson County, Tennessee.

6 7.7 0 7.

IDENTIFICATION REFERENCE

SEP 23 12 57 PM '87

DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 7479 Wilkinson Road, Joelton, Tn. 37080
(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. 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 our hands this 17th day of September 19 87

Kenneth W. Spence

Teresa P. Spence

09/23 19:70- CHECK

5419

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenne... W. Spence and wife, Teresa P. Spence

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 17th day of September, 1987.

Commission expires 3-11-90

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 / their several oaths) 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
Kenneth W. Spence and wife, Teresa P. Spence

TO
Richard K. Rowland

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 7359 PAGE 870

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
			69000.00-	CAMT.
			193.20	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	199.70-
5488A	09/23/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 7 7 0 7

IDENTIFI REFERENCE

SEP 23 12 57 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 19095