#6278 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7360 PAGE 589

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEPHEN PERRY HUBBARD	ATLANTIC COAST MORTGAGE COMPANY	Map 150-2
(NAME)	(NAME)	
2973 Nautilus Drive	3975 University Drive	Parcel 263
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217	Fairfax, VA 22030	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, FAXON HOMES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN PERRY HUBBARD*and ROGER EDWARD O'CONNOR and wife, RUTH E. O'CONNOR *and wife, LYNN HUBBARD

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 1 on the Plan of Section Six Harbor Gate, as of record in Plat Book 6200, page 494, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Faxon Homes, Inc. by Quitclaim deed from Leader Enterprises, Inc. of record in Book 7282, Page 120,* Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) 1987 taxes, which are to be paid in full by the Grantor herein; (2) Restrictions in Book 6366, page 494; (3) Easements in Book 5300, page 909, Book 5904, page 79 and Book 2875, page 299; and (4) All matters appearing on the plan of record in Plat Book 6200, page 494, said Register's Office.

*as corrected in Book 7360, page 587.

SEP 21 10 55 AM '87
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

unimproved ( )
This is improved (XX) property, known as 2973 Nautilus Drive, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 21st day of September, 19 87.

FAXON HOMES, INC.
By: Craig Douglas Jones

CRAIG DOUGLAS JONES
Vice President of Finances

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____ 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRAIG DOUGLAS JONES, with whom I am personally acquainted, and who acknowledged that he is the Vice President of Finances of FAXON HOMES, INC., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 21st day of September, 1987.

My commission expires: 1/10/89

_____ Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,950.00

_____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September, 1987

MY COMMISSION EXPIRES 1/10/89 (AFFIX SEAL) _____ Notary Public

WARRANTY DEED

FROM FAXON HOMES, INC.

TO STEPHEN PERRY HUBBARD and ROGER EDWARD O'CONNER and RUTH E. O'CONNER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 110 The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

BOOK 7360 PAGE 591

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
			87950.00- CAMT.	
			246.12 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	252.62-
5805A	09/24/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 0 1 1

IDENTIFICATION REFERENCE

SEP 24 6 33 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 19404