file box 8/jcb

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Scott P. Bateman 2121 Blair Boulevard Nashville, TN 37212	Atlantic Coast Mortgage Company 3975 University Drive Fairfax, VA 22030	104-15 177 24W-08325

WARRANTY DEED BOOK 7362 PAGE 696

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,

~~Rhonda J. Fleming, unmarried~~

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ~~Scott P. Bateman, unmarried~~

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 westerly half of Lot No. 5 on the plan of R. E. Connell's Sub of northeast part of Lot No. 23, of record in Book 421, Page 24, as amended in Book 454, Page 155, both in the Register's Office for said County.

SAID part of Lot No. 5 fronts 50 feet on the southerly margin of Blair Boulevard and extends back between parallel lines a distance of 105.25 feet to a dead line in the rear.

BEING the same property conveyed to Rhonda J. Fleming and Sue K. Patton by deed from Mary Gilmore Conners, unmarried, of record in Book 5649, Page 394, said Register's Office. Sue K. Patton has since conveyed her interest in subject property to Rhonda J. Fleming by Quitclaim Deed of record in Book 6052, Page 690, said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 454, page 155, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Rhonda J. Fleming by Charles M. Flood, Jr., as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.
The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

This is (~~an~~) improved property, known as 2121 Blair Boulevard, 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 25th day of September, 1987.
Rhonda Fleming and Rhonda J. Fleming are one
nd the same person.

Rhonda J. Fleming
BY: Charles M. Flood, Jr., Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this ____ day of _____, 19___, before me personally appeared _____, 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 _be_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7362 PAGE 697

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 $ 75,500.00.

Scott P. Bateman
Affiant

Subscribed and sworn to before me, this the 25th day of September, 1987.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles M. Flood, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Rhonda J. Flrming as her Attorney in Fact as the free act and deed of the within named Rhonda J. Fleming.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of September, 1987.

Christy Wilkins Ivey
NOTARY PUBLIC

My commission expires: Nov 1, 1987

WARRANTY DEED

from:
Rhonda J. Fleming, unmarried

to:
Scott P. Bateman, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-26999

"EXHIBIT A"

BOOK 7362 PAGE 696

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant Charles M. Flood, Jr.

Sworn to and subscribed before me this 25th day of September, 19 87.

Notary Public

My Commission Expires: Nov 1, 1987

NOTARY PUBLIC AT LARGE

SEP 25 1 19 PM '87

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

68738

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7362 PAGE 699

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

75500.00- CAMT.
211.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 220.90-
6646A09/25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 7 3 8

IDENTIFICATION REFERENCE

SEP 25 1 18 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20231