File Box 8/tl

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:
Edward L. Allen 1610 Shelby Avenue Nashville, Tn 37206	Atlantic Coast Mortgage Company 3975 University Drive Fairfax, VA 22030	MAP 83-13 PAR 517 23W-2980

WARRANTY DEED

BOOK 7379 PAGE 417

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, Allen H. Quimby and wife, Martha J. Quimby hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Edward L. Allen and Timothy W. Walker 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 Lot No. 16 on the plan of Edgefield Land Co.'s First Subdivision, of record in Book 57, page 130, Register's Office for said County.

SAID Lot No. 16 fronts 50 feet on the southerly margin of Shelby Avenue and extends back between parallel lines a distance of 150 feet to an alley in the rear.

Being the same property conveyed to Allen H. Quimby and wife, Martha J. Quimby by deed from Eva Parham Myers of record in Book 5154, page 207, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2138, page 197, said Register's Office, and to the matters set forth in the above referenced plan of record.

7 4 4 4 9

IDENTIFICATION REFERENCE

OCT 15 10 04 AM '87

FELIX A. KELLEY, REGISTER
DAVIDSON COUNTY, TN

This is (an) improved property, known as 1610 Shelby Avenue, Nashville, Tn 37206.

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 13th day of October, 1987.

Martha J. Quimby

Allen H. Quimby

CLERK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of October, 1987, before me personally appeared Allen H. Quimby and wife, Martha J. Quimby, 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 he/she executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: Nov 4, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7379 PAGE 418

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 $ 46,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 13th day of October, 1987.

My Commission Expires: Nov 1, 1987

_____
Notary Public

WARRANTY DEED

from:
Allen H. Quimby and wife, Martha J. Quimby

to:
Edward L. Allen and Timothy W. Walker

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

File Box 8/11

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7379 PAGE 419

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
			46500.00- CAMT.	
			130.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	136.70-
3207A	10/15/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7. 4. 4. 9.

IDENTIFICATION/REFERENCE

OCT 15 10 04 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26642