File Box 8/tl

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

BOOK 7451 PAGE 210

ADDRESS NEW OWNER:
Emanuel Taylor
910 Blueridge Avenue
Nashville, TN 37207

MORTGAGEE:
Atlantic Coast Mortgage
Company
3975 University Drive
Fairfax, VA 22030

MAP-PARCEL NUMBERS:
MAP 71-16
PARCEL 107
12DA-44535

WARRANTY DEED

[illegible] 0101 03D-EOK 145.30

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, Jerry B. Lane and Sandra L. Webb hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Emanuel Taylor and wife, Mary A. Taylor and Walter E. Taylor, 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 Lot No. 39 on the Map of T. I. Ward's Resubdivison of Lots Nos. 27 - 34 and 37 - 49 in Williams and Hayes Company Belleview Plan, of record in Book 974, page 48, Register's Office for said County.

SAID Lot No. 39 fronts 50 feet on the southerly (erroneously referred to as northerly side in prior conveyances) margin of Blueridge Avenue (formerly Peachtree Street) and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Jerry B. Lane and Sandra L. Webb by Quitclaim Deed from Essie Lee Lane, a widow of record in Book 6871, page 365, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 1108, page 543 and amended in Book 1165, page 58, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Jerry B. Lane by Sandra L. Webb as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is (~~not~~) improved property, known as 910 Blueridge Avenue, Nashville, TN 37207.

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 15th day of January, 1988.

Sandra L. Webb

Jerry B. Lane by: Sandra L. Webb, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of January, 1988, before me personally appeared Sandra L. Webb, 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 she executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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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 $ 48,500.00.

Walter E. Taylor
Affiant

Subscribed and sworn to before me, this the 15th day of January, 1988.

My Commission Expires: Oct 9, 1991

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 Sandra L. Webb with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Jerry B. Lane as his Attorney in Fact as the free act and deed of the within named Jerry B. Lane.

Witness my hand and official seal at Nashville, Tennessee, the 15th day of January, 1988.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Oct 9, 1991

WARRANTY DEED

from:
Jerry B. Lane and Sandra L. Webb

to:
Emanuel Taylor and wife, Mary A. Taylor and Walter E. Taylor, unmarried

27146

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

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.

Sandra L. Webb

Affiant Sandra L. Webb

Sworn to and subscribed before me this 15th day of January, 19 88.

Notary Public

My Commission Expires: Oct 9, 1991

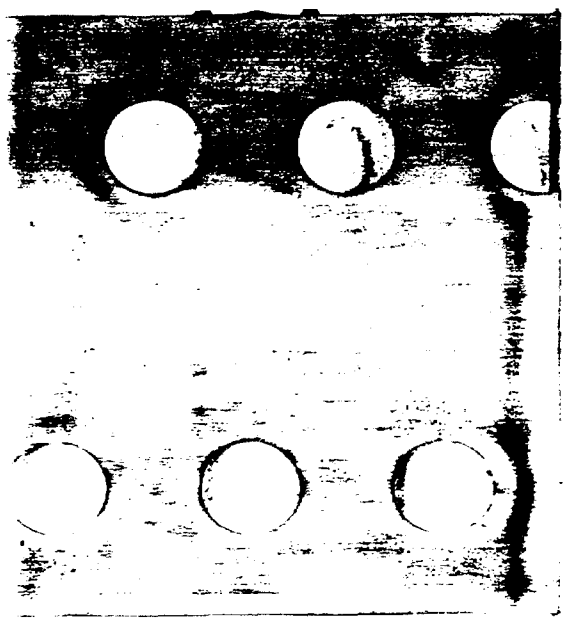
NOTARY PUBLIC ILKINS IVEY

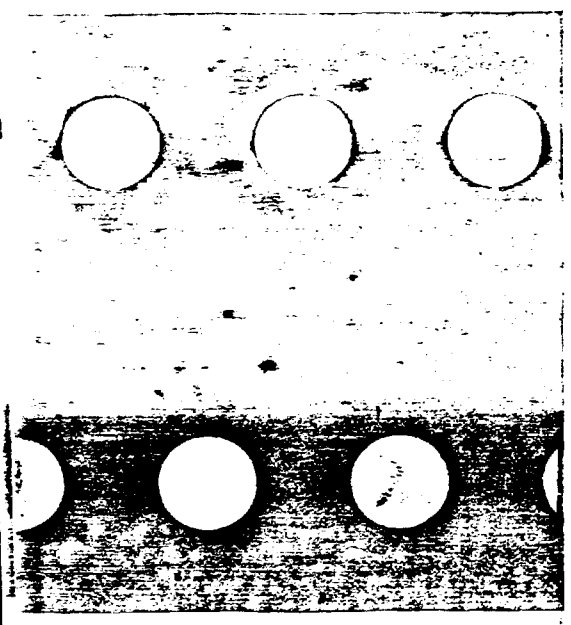
IDENTIFICATION REFERENCE

JAN 19 11 33 AM '88

DAVIDSON COUNTY, TN

98234





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7451 PAGE 213

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

CAMT 48500.00
CON TX 135.80
PRFEE 0.50
ADFEE 9.00
TOTAL 145.30
CHECK 145.30

01/19/98 01 11:38 0001 9001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98234

IDENTIFICATION REFERENCE

JAN 19 11 33 AM '98

DAVIDSON COUNTY, TN

No. 53968