BOOK 7459 PAGE 569

FORM No. WD-1

Bert 53

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,500.00

Felicia B. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 19 88

A. Aaron Adams
Notary Public A. Aaron Adams

MY COMMISSION EXPIRES: January 21, 1990

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
KEVIN M. THOMAS	ATLANTIC COAST MORTGAGE COMPANY	MAP 43-15
(NAME)	(NAME)	
256 Warrior Road	3975 UNIVERSITY DRIVE	PAR. 257
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	FAIRFAX, VA 22030	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, BUFORD A. TOPSCOTT and wife, HELEN M. TOPSCOTT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN M. THOMAS and wife, FELICIA B. THOMAS

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.

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Arrowhead Estates, Section II, as of record in Book 5050, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 127 fronts 55 feet on the southerly margin of Warrior Road and runs back between lines 202.03 feet on the easterly side line and 202.88 feet on the westerly side line to a line at the rear measuring 48.97 feet thereon.

Being the same property conveyed to Buford A. Topscott and wife, Helen M. Topscott, by deed of record in Book 5667, page 939, Register's Office for Davidson County, Tennessee.

FEB 1 9 04 AM '88
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

0 1 4 6 1

This is unimproved (XX) improved ( ) property, known as 256 Warrior Road, Madison, TN 37115
(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 heir 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 covey 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 hand s this 28th day of January, 19 88

Helen M. Topscott
HELEN M. TOPSCOTT

Buford A. Topscott
BUFORD A. TOPSCOTT

BOOK 7459 PAGE 570

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 BUFORD A. TOPSCOTT and wife, HELEN M. TOPSCOTT

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 28th day of January, 19 88.

Commission expires January 21, 1990

A. Aaron Adams
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

BUFORD A. TOPSCOTT

HELEN M. TOPSCOTT

TO

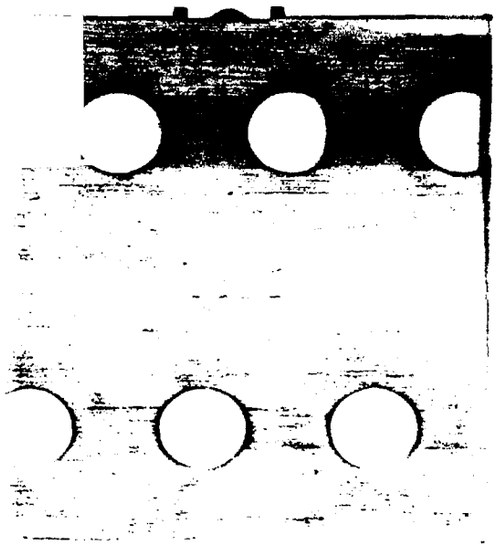
KEVIN M. THOMAS

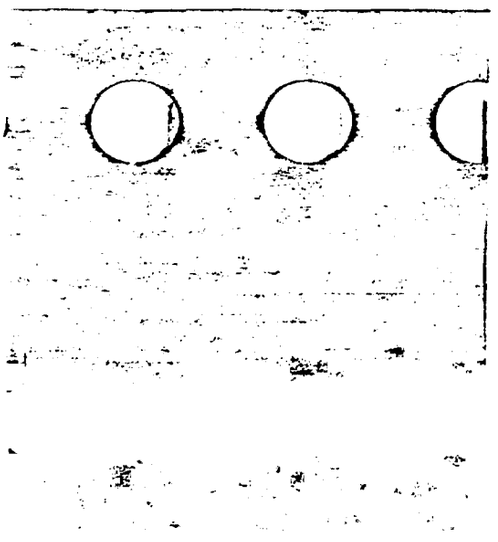
FELICIA B. THOMAS

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

2778 02/01 0101 03CHECK 161.90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7459 PAGE 571

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 55500.00
				CON TX 155.40
				PRFEE 0.50
				MDEED 6.00
				TOTAL 161.90
				CHECK 161.90

02/01/88 01 09:13 0001 2778

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 4 6 1.

IDENTIFICATION REFERENCE

FEB 1 9 04 AM '88

DAVIDSON COUNTY, TN

No. 57662