BOOK 7472 PAGE 51

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 1988

Notary Public

MY COMMISSION EXPIRES: June 5, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles E. Austin (NAME)	Atlantic Coast Mortgage Company (NAME)	12W-8582
900 Delray Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	91-10 #376
Nashville, TN 37209 (CITY) (STATE) (P O ZIP)	Fairfax, Va. 22030 (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, WE, Mildred I. Curtis, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Austin and Veralyn A. Biggs and N. Jean Biggs

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. 75 on the Revised Plan of Section One, Morrow Meadows, as of record in Book 2083, page 105, Register's Office for said County.

Beginning at a point in the northerly margin of Illinois Avenue, at the corner of Lots Nos. 75 and 76; thence with the line between said lots northwesterly 82.0 feet to the corner of Lot No. 74; thence with the line between Lots 74 and 75, southwesterly 79.6 feet to the easterly margin of Delray Drive; thence with the margin of the same, southeasterly 67.14 feet to the beginning of a curve; thence around said curve, easterly 39.27 feet to the northerly margin of Illinois Avenue; thence with the margin of said Illinois Avenue, northeasterly 57.0 feet to the point of beginning.

Being the same property conveyed to Mildred I. Curtis by deed from Robert K. Miller and wife, Linda J. Miller of record in Book 5933, page 250, Register's Office for Davidson County, Tennessee.

05936

IDENTIFI REFERENCE

FEB 18 1 06 PM 1988

DAVIDSON COUNTY, TN

This is improved ( ) unimproved ( ) property, known as 900 Delray Drive, Nashville, TN 37209
(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 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 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 her hand this 15th day of February, 1988

Mildred I. Curtis

Mildred I. Curtis

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Larry N. Westbrook, a Notary Public in and for said County and State, the within named Mildred I. Curtis, unmarried

the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of February 19 88.

Commission expires June 5, 1989

Larry N. Westbrook
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed 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 _____.

(his oath) (himself) (they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____
Notary Public

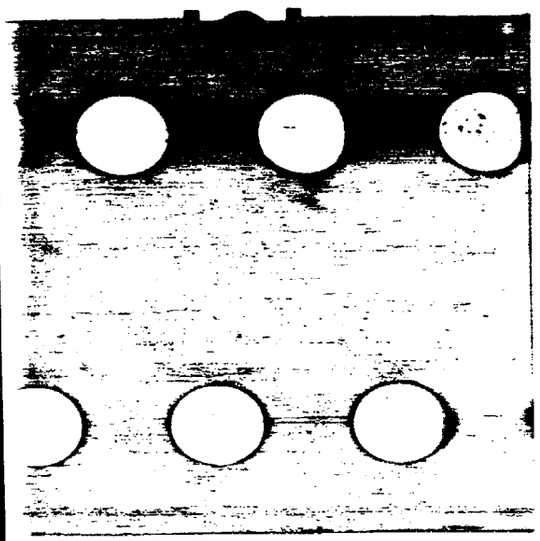
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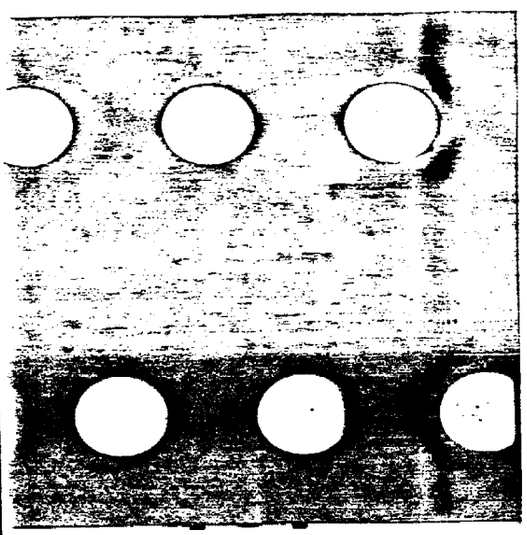
WARRANTY DEED

FROM
Mildred I. Curtis, unmarried

TO
Charles E. Austin and Veralyn A. Biggs and N. Jean Biggs

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	42000.00
CON TX	117.60
PRFEE	0.50
WDEED	6.00
TOTAL	124.10
CHECK	124.10

05936

IDENTIFICATION REFERENCE

FEB 18 1 06 PM '88

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

2/18/88 01 13:07 0001 7965

No. 62744