Title 27

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $37,000.00

Dempsey J. Asbury
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF February A.D. 88

Mark A. Ellmore
Notary Public

MY COMMISSION EXPIRES: March 17, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDDIE MONTGOMERY, ATTORNEY AT LAW
215 CENTERVIEW DRIVE, SUITE 150 - BRENTWOOD, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (MORTGAGE COMPANY)	MAP-PARCEL NUMBERS
Dempsey J. Asbury (NAME)	Atlantic Coast Mortgage Company (NAME)	133-01-0
3209 Louise Drive (ADDRESS)	3975 University Drive (ADDRESS)	036.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	06DA 36268

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, Charles A. Parkhurst, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dempsey J. Asbury* and Timothy O. Phillips, unmarried
* married

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.

BEING Lot No. 54 on the Plan of H. G. McNabb Subdivision, of record in Book 1130, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles A. Parkhurst, unmarried by deed from Veston Glynn Vanderford and wife, Gladys Ann K. Vanderford of record in Book 5372, Page 487, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

D 0 9 7 1 9

IDENTIFICATION REFERENCE

MAR 3 12 30 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 3209 Louise Drive, Nashville, TN 37211
(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 my hand this 27th day of February, 1988

Charles A. Parkhurst

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 7482 PAGE 987

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles A. Parkhurst

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of February 19 88

Commission expires March 11, 1991

Mark A. Ellmore
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

his oath / himself

upon (their several oaths) acknowledged (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

Charles A. Parkhurst

TO

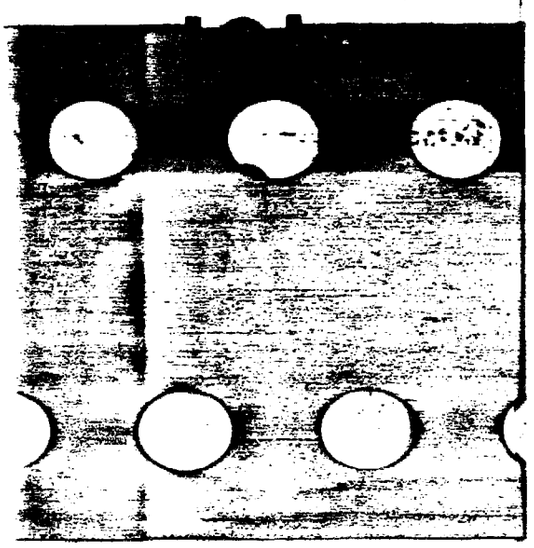
Dempsey J. Asbury and Timothy W. Phillips

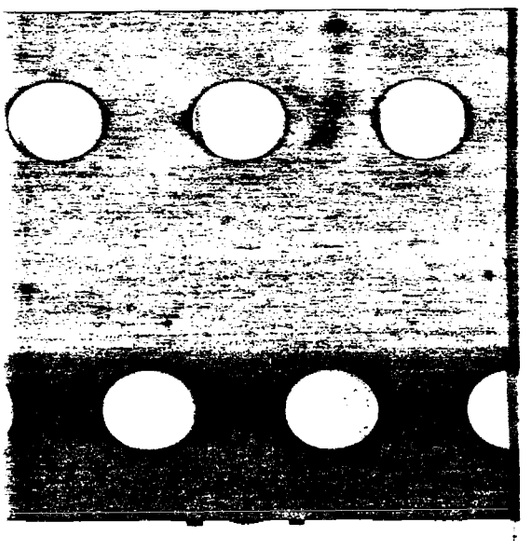
RETURN TO:

MONTGOMERY & ASSOCIATES
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

EDDIE MONTGOMERY
ATTORNEY - AT - LAW
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

2476 03/03 0101 03CHECK 110.10





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7482 PAGE 988

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

D0971.9

IDENTIFICATION REFERENCE

MAR 3 12 30 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

DEED	37000.00
CON TX	103.60
PRFEE	0.50
WDEED	6.00
TOTAL	110.10
CHECK	110.10

3/03/88 01 12:33 0001 2476

No. 67169