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Realty 42

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,600

X Mark A. Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 1988

Elizabeth Arnold
Notary Public

MY COMMISSION EXPIRES: 1/2/92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, 222 3rd Ave. North, Nashville, Tn
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
MARK A. BOYD (NAME)	Atlantic Coast Mortgage Company (NAME)	102-3-124
6528 Thunderbird Dr. (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive Suite 100 (STREET ADDRESS)	
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, SUN BANKS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK A. BOYD AND WIFE, BERNADETTE BOYD

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. 1248 on the Plan of Charlotte Park, Section 20, of record in Book 3600, page 90, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Marauder Drive at the common corner of Lots Nos. 1248 and 1249; thence with the line between said two lots northeasterly 128.8 feet to a point, the common corner of Lots Nos. 1248 and 1249, and 1271; thence southeasterly with the line between said Lots Nos. 1248 and 1271, 138.6 feet to a point in the northwesterly margin of Thunderbird Drive; thence with said margin southwesterly 95 feet; thence around a curve westerly 39.27 feet to a point in the northeasterly margin of Marauder Drive; thence with said drive northwesterly 94 feet to the point of beginning.

Being the same property conveyed to Sun Banks, Inc., by deed from Gerald Wayne Singleton and wife, Kathleen S. Steiner, of record in Book 7448, page 334, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. The Plan of record in Book 3600, page 90, said Register's Office, which shows an Owners Certificate, certain setback lines and easements.

This is unimproved ( ) improved (X) property, known as 6528 Thunderbird Drive - Nashville, TN
(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 23rd day of March, 19 88

SUN BANKS, INC.

By: Betty J. Fowler
Betty J. Fowler
Assistant Vice President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF ~~TENNESSEE~~ FLORIDA
~~Davidson~~ County of Orange

Before me, ~~_____~~ the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Betty J. Fowler

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ herself to be the Assistant Vice President of the Sun Banks, Inc. a corporation, and that ~~he~~ she as such Assistant Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~ herself as Assistant Vice Preesident.

Witness my hand and official seal at Orlando, Florida, this 23 day of March, 19 88

Notary Public, State of Florida
My Commission Expires July 25, 1991
Bonded Thru Troy Fain - Insurance Inc.

Commission Expires_____ Nadeen E. Dai Notary Public

NOTARY PUBLIC STATE OF FLORIDA

WARRANTY DEED

FROM

SUN BANKS, INC.

TO

MARK A. BOYD

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

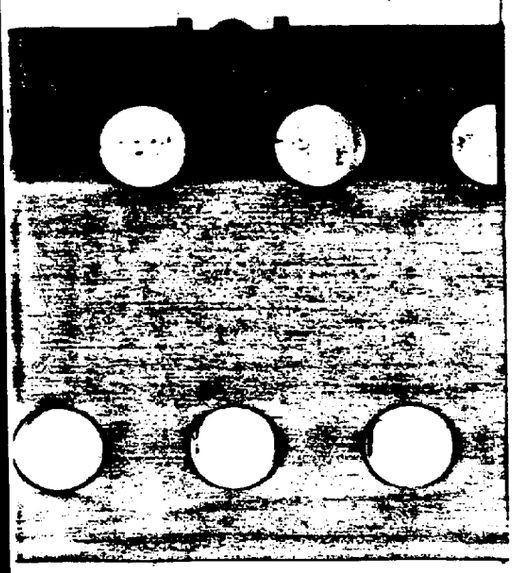
16626

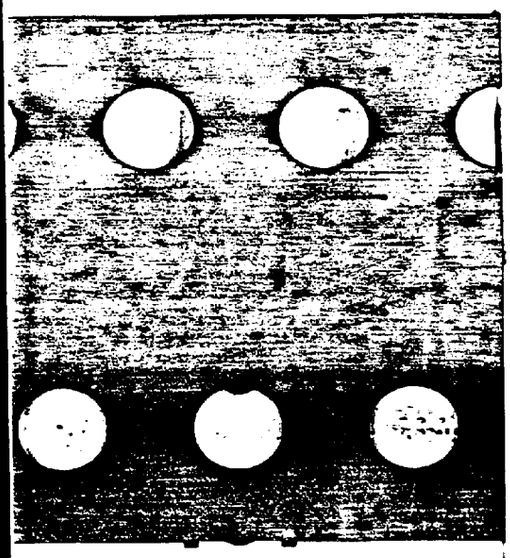
IDENTIFICATION REFERENCE

MAR 29 11 32 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0613 03/29 0101 03CHECK 212.78





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

CAMT 73600.00
CON TX 206.28
PRFEE 0.50
MTGED 6.00
TOTAL 212.78
CHECK 212.78

03/29/88 01 11:34 0001 0613

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16626

IDENTIFI REFERENCE

MAR 29 11 32 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 75162