FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,276.92
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 19 88
Notary Public
MY COMMISSION EXPIRES: 10-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
25 CENTURY BOULEVARD SUITE 405 - NASHVILLE, TENNESSEE 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgage Company)	MAP-PARCEL NUMBERS
John W. Sellers (NAME)	Alliance Mortgage Company (NAME)	MAP 150-7
3332 Oak Trees Court (ADDRESS)	P. O. Box 2167 (ADDRESS)	PARCEL 477
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Jacksonville, FL 32232 (CITY) (STATE) (ZIP)	2D-75133

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, Arthur F. Atnip and wife, Jacqueline M. Atnip

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Sellers and wife, JoAnne P. Sellers

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. 50-B of the Zone Lot Division of Lot No. 42, Section 3, and Lot No. 50, Section 2, of Lakeshore Woods, of record in Plat Book 6250, Page 603, and corrected by Surveyor's Certificate of Correction of record in Book 6707, Page 855, amending Plat Book 5200, Page 608, and Book 5200, Page 621, Register's Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.

Being the same property conveyed to Arthur F. Atnip and wife, Jacqueline M. Atnip by deed from CDT Properties, LTD. of record in Book 6709, Page 818, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Book 6230, Page 385, Book 6063, Page 351, Book 6112, Page 546 and Plat Book 6250, Page 603 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Arthur F. Atnip and wife, Jacqueline M. Atnip to Security Financial & Mortgage Corporation, dated November 12, 1985, with an approximate unpaid principal balance of $56,776.92, of record in Book 6709, Page 821, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( )
This is improved (X) property, known as: 3332 Oak Trees Court, Antioch, TN 37013
(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 our hand s this 6th day of April, 19 88

Arthur F Atnip By Jacqueline M Atnip Attyin Fact
Arthur F. Atnip

Jacqueline M. Atnip
Jacqueline M. Atnip

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7514 PAGE 614

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Arthur E. Atnip~~ and wife, Jacqueline M. Atnip

the bargainor ~~XX~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of April, 1988.

Commission expires 7-13-91

Judy Edsall
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

3790 04/13 0101 03CHECK 169.74

207.82

IDENT. REFERENCE

APR 13 8 22 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Arthur E. Atnip and wife, Jacqueline M. Atnip

TO
John W. Sellers and wife, JoAnne P. Sellers

RETURN TO:
CUMBERLAND TITLE COMPANY
25 Century Boulevard Suite 405
Nashville, Tennessee 37214

EDWARD SEDDON
ATTORNEY - AT - LAW
25 Century Boulevard Suite 405
Nashville, Tennessee 37214

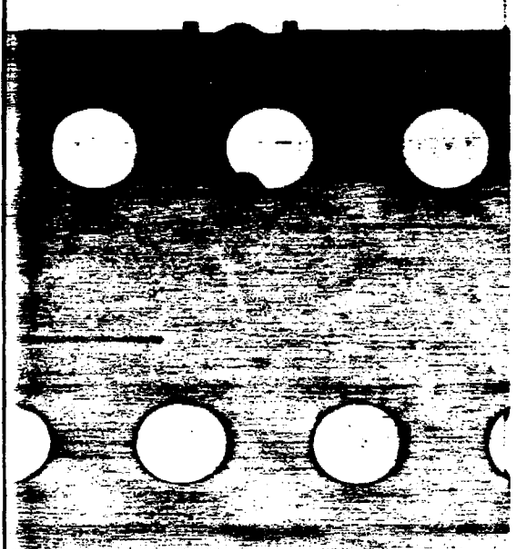
STATE OF TENNESSEE
COUNTY OF DAVIDSON

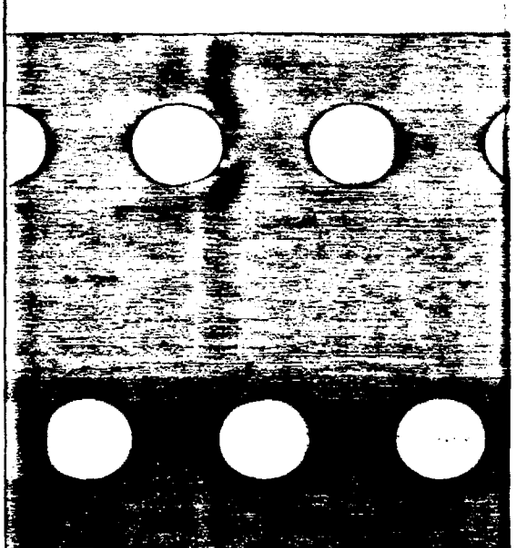
Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named Jacqueline M. Atnip, to be known to be the person who executed the foregoing instrument on behalf of Arthur F. Atnip and who acknowledged that she executed the same as the free act and deed of said Arthur F. Atnip, by virtue of Power of Attorney, duly executed by said Arthur F. Atnip and appearing of record in Book 7505, Page 656, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 6th day of April, 1988.

My Commision Expires: 7-13-91

Judy Edsall
Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7514 PAGE 615

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 58276.92
CON TX 163.24
PRFEE 0.50
WDEED 6.00
TOTAL 169.74
CHECK 169.74

04/13/88 01 08:24 0001 3790

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20782

IDENTIFI REFERENCE

APR 13 8 22 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN

No. 79949