Box 30

BOOK 7531 PAGE 610

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 56,000.00

Subscribed and sworn to before me, this the 27 day of April 19 88

My commission expires: July 13, 1991 (Affix Seal)

Affiant

Notary Public

NOTARY PUBLIC AT LARGE STATE OF

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 8R12108
907 Two Mile Parkway, Building "E", Goodlettsville, TN 37072

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Clarence E. Ferguson	ATLANTIC COAST MORTGAGE COMPANY
656 Rowan Drive	3975 University Drive
Nashville, TN 37207	Fairfax, VA 22030
CITY STATE ZIP (STREET ADDRESS)	CITY STATE ZIP (STREET ADDRESS)
MAP & PARCEL NO. 059-11-0 158.00 /13DA 30590	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Donald C. Battle and wife, Patricia B. Battle

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Clarence E. Ferguson and wife, Jannell Ferguson

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 482 on the Plan of Haynes Manor, Section 4, of record in Plat Book 4175 at page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Donald C. Battle and wife, Patricia B. Battle by Deed of record in Book 5911 page 158, Register's office for said County. CHECK 163.30

This conveyance is subject to taxes for the year 1988 and subsequent years, easements and restrictive covenants of record.

26256

IDENTIFICATION REFERENCE

MAY 2 2 00 PM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 656 Rowan Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 27 day of April 19 88

Donald C. Battle

Donald C. Battle

Patricia B. Battle

Patricia B. Battle

State of Tennessee
County of Davidson

BOOK 7531 PAGE 611

On this 27 day of April, 19 88, before me personally appeared Donald C. Battle & Patricia B. Battle to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

July 13, 1991

Ruth M. Foran
Notary Public
Ruth M. Foran

NOTARY PUBLIC AT LARGE

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

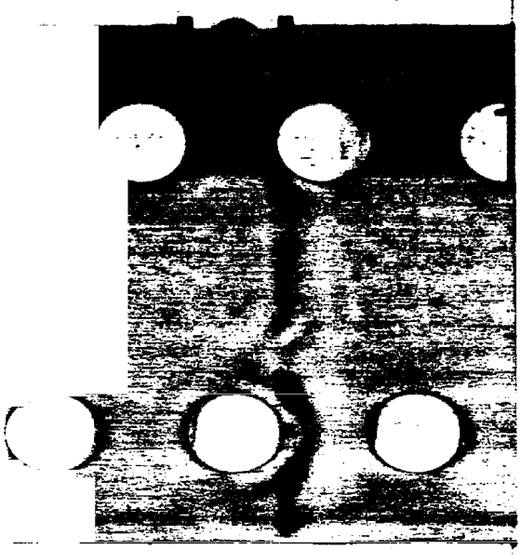
Witness my hand and official seal.
My Commission expires:

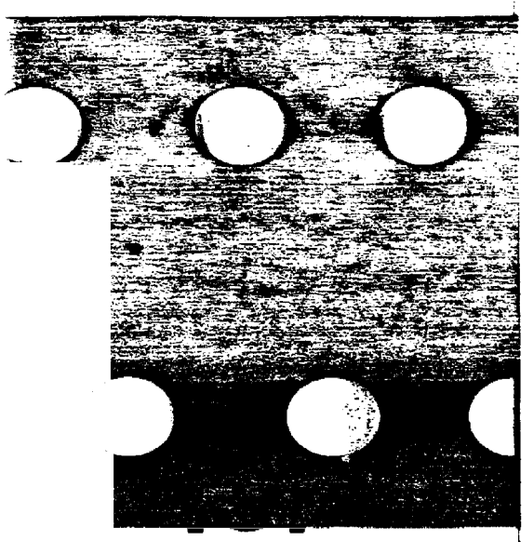
_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Rivergate Executive Park, Building "E"
907 Two Mile Parkway
Goodlettsville, Tennessee 37072





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7531 PAGE 612

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	56000.00
CON TX	156.80
PRFEE	0.50
WDEED	6.00
TOTAL	163.30
PAID	163.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/02/88 01 13:59 0001 2109

26256

IDENTIFICATION REFERENCE

MAY 2 2 00 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 86399