BOOK 7561 PAGE 404

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

John P. Carpenter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF May, 88

Patricia L. Nichols
Notary Public

MY COMMISSION EXPIRES 4/19/89

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John P. Carpenter (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 86-3
545 Old Lebanon Dirt Road (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PARCEL 69
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	04D91856

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, J & L Builders, a Tennessee General Partnership composed of James A. Powell and Larry Powell,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John P. Carpenter and wife, Barbara J. Carpenter

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. 65 on the Plan of Ridgemere, of record in Plat Book 6250, pages 937, 938, and 939, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to J & L Builders by deed from William G. Sadler and wife, Mary S. Sadler, of record in Book 6859, page 701, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6925, Page 941, Register's Office for said County.

36258

IDENTIFICATION REFERENCE

JUN 3 9 32 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

1037 06/03 0101 03CHECK 250.10

This is unimproved ( ) improved (XX) property, known as 545 Old Lebanon Dirt Road, Hermitage, TN 37076
(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 heir 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 covey 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 hands this 31st day of May, 19 88

By: Larry Powell
Larry Powell, Partner

J & L Builders
By: James A. Powell
James A. Powell, Partner

BOOK 7561 PAGE 405

STATE OF TENNESSEE
COUNTY OF

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____.

Commission expires _____ 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 (or proved to me on the basis of satisfactory evidence) 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

WARRANTY DEED

FROM

J & L Builders

TO

John P. Carpenter
Barbara J. Carpenter

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

STATE OF TENNESSEE
DAVIDSON COUNTY

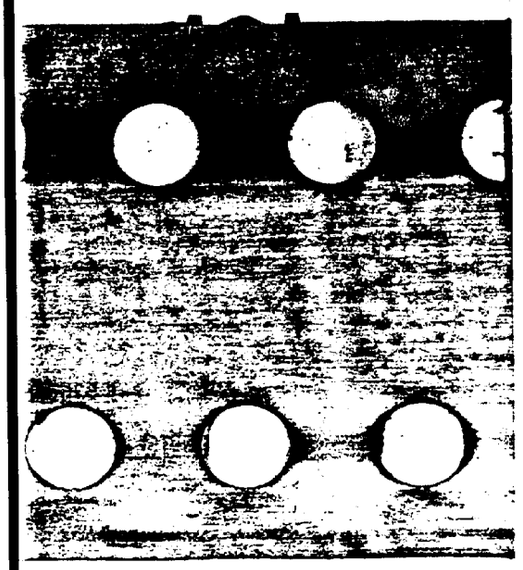
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James A. Powell and Larry Powell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the partners of J & L Builders the within named bargainor, and partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained by the signing of the partnership, by themselves as partners.

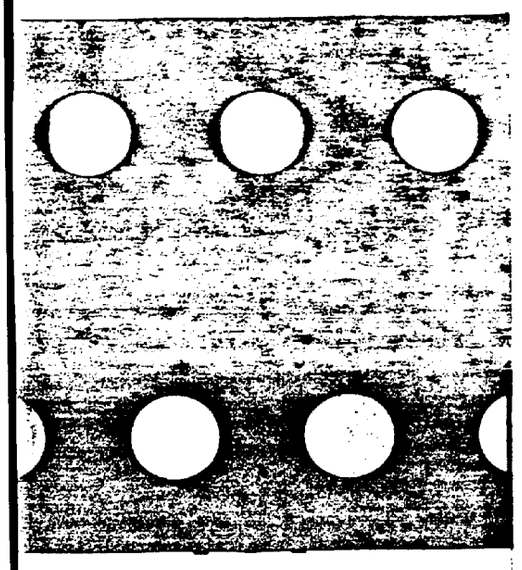
Witness my hand and seal, this 31st day of May, 1988.

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE TENNESSEE

My Commission expires:
9/9/89

Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7561 PAGE 406

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 87000.00
				CON TX 243.60
				PRFEE 0.50
				WDEED 6.00
				TOTAL 250.10
				CHECK 250.10
06/03/98	01	09:37	0001	1037

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36258

IDENTIFICATION REFERENCE

JUN 3 9 32 AM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97935