BOX 15

BOOK 7567 PAGE 230

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,500.00

James E. Luna
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 1988

Larry L. Westbrook
Notary Public

MY COMMISSION EXPIRES: June 5, 1989
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James E. Luna (NAME)	Atlantic Coast Mortgage Company (NAME)	8D,A-30655
503 American Road (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	90-16 #239
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, Paul Matthew Rice and wife, Debra D. Bartley Rice

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Luna and wife, Jo Anna Luna

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. 21 on the Plan of Charlotte Park, Section 1, as of record in Book 2663, pages 2, 3, 4, 5 and 6, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 70 feet on the southwesterly side of American Road and extends back 115 feet on the southeasterly line and 162 feet on the northwesterly line, to a dead line, in the rear on which it measures 84.2 feet.

Being the same property conveyed to Paul Matthew Rice and wife, Debra D. Bartley Rice by deed from William M. Moore, Jr. and wife, Jana T. Moore of record in Book 6063, page 266, Register's Office for Davidson County, Tennessee.

37964

IDENTIFICATION REFERENCE

JUN 8 2 23 PM '88
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 503 American Road, Nashville, TN 37209
(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 their hands this 31st day of May, 19 88

Paul Matthew Rice
by Faye Elkins atty in fact

Debra D. Bartley Rice
by Faye Elkins atty in fact

STATE OF TENNESSEE
Davidson County

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
Davidson County

3008 06/03 0101 03CHECK 193.2

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed 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 _____.

(his oath) (himself) (they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____ _____
Notary Public

WARRANTY DEED

FROM Paul Matthew Rice and wife, Debra D. Bartley Rice

TO James E. Luna and wife, Jo Anna Luna

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

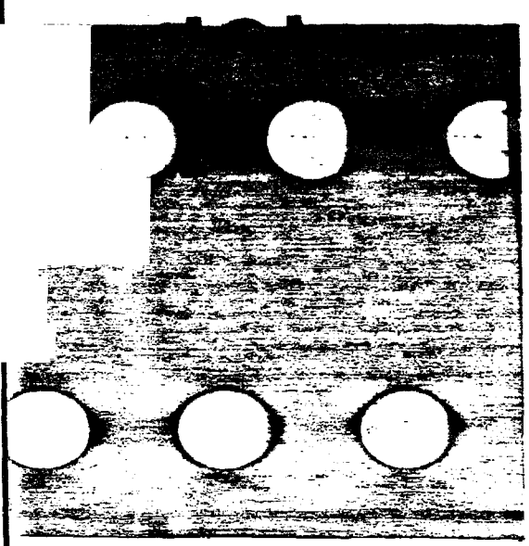
On this 31st day of May, 1988, before me personally appeared Faye Elkins, to me known to be the person, (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Paul Matthew Rice and Debra D. Bartley Rice and acknowledged that she executed the same as the free act and deed of said Paul Matthew Rice and Debra D. Bartley Rice.

Laura N. Westbrook
NOTARY PUBLIC

My Commission Expires: June 5, 1989

OFFICIAL RECEIPT

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



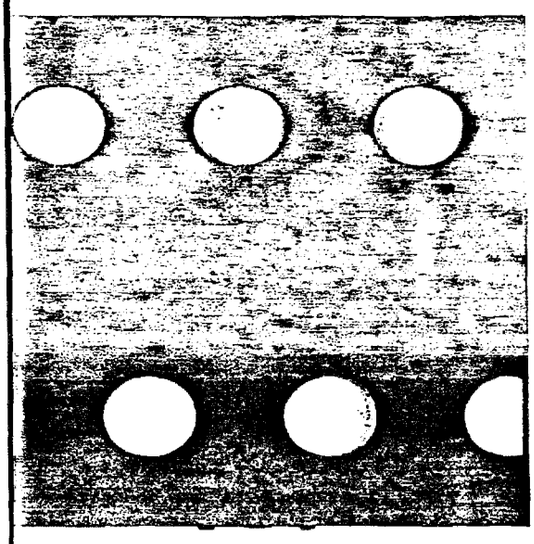
RECEIVED OF _____

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

	6500.00
CON TX	191.80
PRFEE	0.50
WDEED	6.00
TOTAL	198.30
CHECK	198.30

37964

IDENTIFICATION REFERENCE

JUN 8 2 23 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

06/08/88 01 14:25 0001 3009

No. 99878