BOOK 7594 PAGE 741

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF July, 19 88.

Notary Public

MY COMMISSION EXPIRES: October 19, 1988

(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
Kent D. Maxson (NAME)	Atlantic Coast Mortgage Company (NAME)	161-6
637 Vivian Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	168
Nashville, TN 37211 (CITY) (STATE) (P O ZIP)	Fairfax, Va. 22030 (CITY) (STATE) (ZIP)	6DU-75596

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, Christine J. Dennison, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kent D. Maxson and wife, Rebecca J. Maxson

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. 233 on the Plan of Huntington Park, Section Two, of record on Book 4175, page 108, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christine J. Dennison by Divorce Decree from C. Robert Fisher and wife, Eleanor A. Fisher of record in Book 6346, page 293, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4393, page 383, Register's Office for Davidson County, Tennessee.

5063 07/08 0101 03CHECK 296.90

47580

IDENTIFICATION REFERENCE

JUL 8 1 39 PM '88

A. Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 637 Vivian Drive, Nashville, TN 37211
(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 hereto 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 her hand this 7th day of July, 19 88

Christine J. Dennison

Christine J. Dennison

STATE OF TENNESSEE
Davidson County

BOOK 7594 PAGE 742

Personally appeared before me, Lee E. Cranford, a Notary Public in and for said County and State, the within named Christine J. Dennison, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this 7th day of July 1988.

Commission expires October 19, 1983

Lee E. Cranford
Notary Public

STATE OF TENNESSEE
Davidson County

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

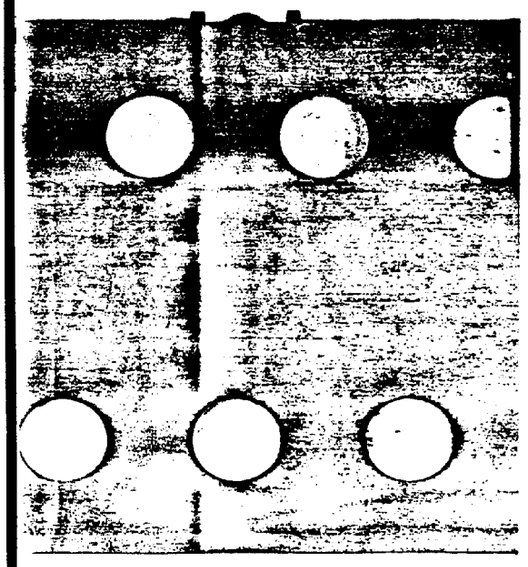
FROM

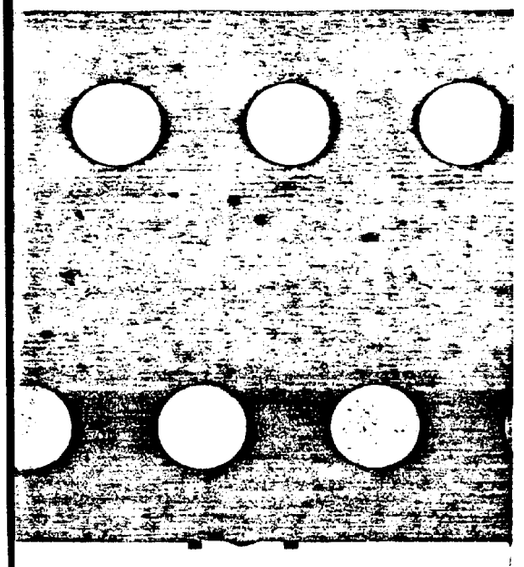
Christine J. Dennison, unmarried

TO

Kent D. Maxson and wife, Rebecca J. Maxson

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7594 PAGE 743

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 88000.00
				CON TX 290.40
				PRFEE 0.50
				MTEED 6.00
				TOTAL 296.90
				CHECK 296.90
07/08/98	01			13:40 0001 5063

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47580

IDENTIFICATION REFERENCE

JUL 8 1 39 PM '98

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 110912