Box 22

BOOK 7636 PAGE 195

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,900.00

Judith B. McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 88

Notary Public

MY COMMISSION EXPIRES: 11-2-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBER
Benny L. McDonald (NAME)	ATLANTIC COAST MORTGAGE COMPANY (NAME)	90-8-152
709 Croley Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	08DA-28652
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, Mildred Fairbanks and Ola Marie Johnson and Aline Mabry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benny L. McDonald and wife, Judith B. McDonald

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. 27, on the Plan of Gailey Wood Subdivision, Section 4, of record in Book 3500, page 72, Register's Office for Davidson County, Tennessee.

SAID Lot No. 27 fronts 50 feet on the westerly margin of Croley Drive and extends back between parallel lines, 140 feet to an alley.

BEING the same property conveyed to Robert T. Lynch and wife, Mazie J. Lynch, by deed from Edna Sue Phillips, of record in Book 5329, page 341, Register's Office for Davidson County, Tennessee. The said Mazie J. Lynch predeceasing Robert T. Lynch, also known as Robert Thomas Lynch, said property was then vested in Robert T. Lynch. The said Robert T. Lynch has since died testate, and by Will of record in Book 7484, page 312, Probate Office for Davidson County, Tennessee, said property is devised one-fourth (1/4) to Aline Mabry, one-half (1/2) to Mildred Fairbanks, and one-four (1/4) to Ola Marie Johnson.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument is executed on behalf of Ola Marie Johnson and Aline Mabry, by Mildred Fairbanks, as their Attorney-in-Fact, pursuant to Powers of Attorney which are being placed of record with this instrument.

unimproved ( )
This is improved (XX) property, know as 709 Croley Drive, 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 convenant 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~~ hand s this ~~23rd~~ day of ~~August~~, 19 ~~88~~

Mildred Fairbanks
Mildred Fairbanks.
Aline Mabry
By: Mildred Fairbanks
Mildred Fairbanks, Attorney-in-fact

Ola Marie Johnson
By: Mildred Fairbanks
Mildred Fairbanks, Attorney-in-fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred Fairbanks

the bargainor, with whom I am personally acquainted, * and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of August 1988

Commission expires 11-12-89

* or proved to me on the basis of satisfactory evidence.

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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 _____.

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

My commission expires _____

* or proved to be on the basis of satisfactory evidence.

Notary Public

WARRANTY DEED

FROM
Mildred Fairbanks, Ola Marie Johnson, & Aline Mabry

TO
Benny L. McDonald and wife Judith B. McDonald

IDENTIFICATION REFERENCES

6205

AUG 26 8 59 AM '88

FELIX Z. WILSON TR. REGISTER
DAVIDSON COUNTY, TN

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

0943 08/26 0101 03CHECK 154.67

STATE OF TENNESSEE
COUNTY OF DAVIDSON

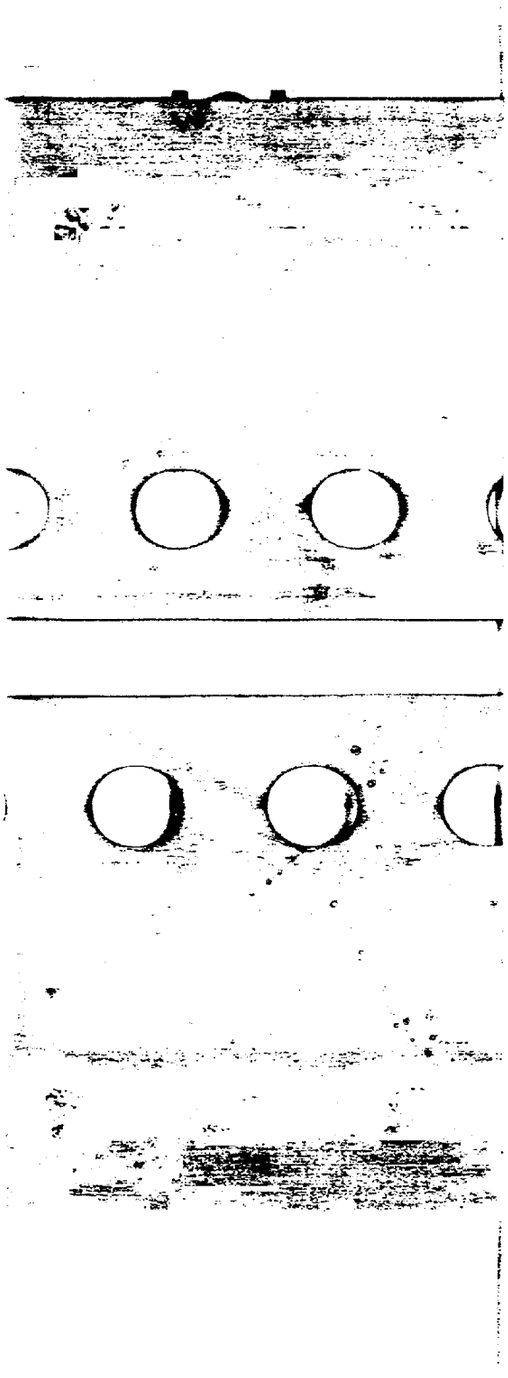
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred Fairbanks, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Ola Marie Johnson and Aline Mabry, as their Attorney-in-Fact, as the free act and deed of the within named Ola Marie Johnson and Aline Mabry.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of August, 1988.

My Commission Expires:

11-12-89

Notary Public



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

CAMT	44900.00
CON TX	148.17
PRFEE	0.50
WDEED	6.00
TOTAL	154.67
CHECK	154.67

08/26/88 01 09:02 0001 0943

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62052

IDENTIFICATION REFERENCE

AUG 26 8 59 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127450