FILE BOX 3

BOOK 7671 PAGE 238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,700.00

Russell Donald Kimber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF September 19 88

Notary Public

MY COMMISSION EXPIRES: 3-14-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell Donald Kimber (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 87-13
4308 Valley Grove Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PARCEL 95.00
Hermitage, Tennessee 37076 (CITY) (STATE) (P.O. ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	4D-13009

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, Guaranty Federal Savings & Loan Association

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell Donald Kimber and wife, Sandra J. Kimber

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. 115, Section 6 on the Plan of Valley Grove of record in Plat Book 5200, page 583, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Guaranty Federal Savings & Loan Association by deed from Real Security Inc., Substitute Trustee of record in Book 6981, page 229, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6112, page 281 Register's Office for said County.

4450 10/06 0101 03CHECK 223.31

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

OCT 6 9 46 AM '88

IDENTIFICATION REFERENCE

7.3973

This is improved (XX) unimproved ( ) property, known as 4308 Valley Grove Drive, Hermitage, Tennessee 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 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 my hand this 30th day of September, 19 88

Guaranty Federal Savings & Loan Association
By: R. L. Foushee
R.L. Foushee, Exec. V.P./Secretary
By: Mark L. Cress, Atty-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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On this the 30th day of September 1988, before me personally appeared Martin L. Cress, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of R.L. Foushee, Executive Vice-President/Secretary of Guaranty Federal Savings & Loan Association, and who acknowledged that he executed the same as the free act and deed of the said R.L. Foushee, Executive Vice-President/Secretary of Guaranty Federal Savings & Loan Association, by virture of that Power of Attorney, duly executed by the said R.L. Foushee, Executive Vice-President/Secretary of Guaranty Federal Savings & Loan and appearing of record in Book 7671, page 236, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 30th day of September 1988.

My Commission Expires: 3-14-90

Notary Public

WARRANTY DEED

FROM

Guaranty Federal Savings & Loan Association

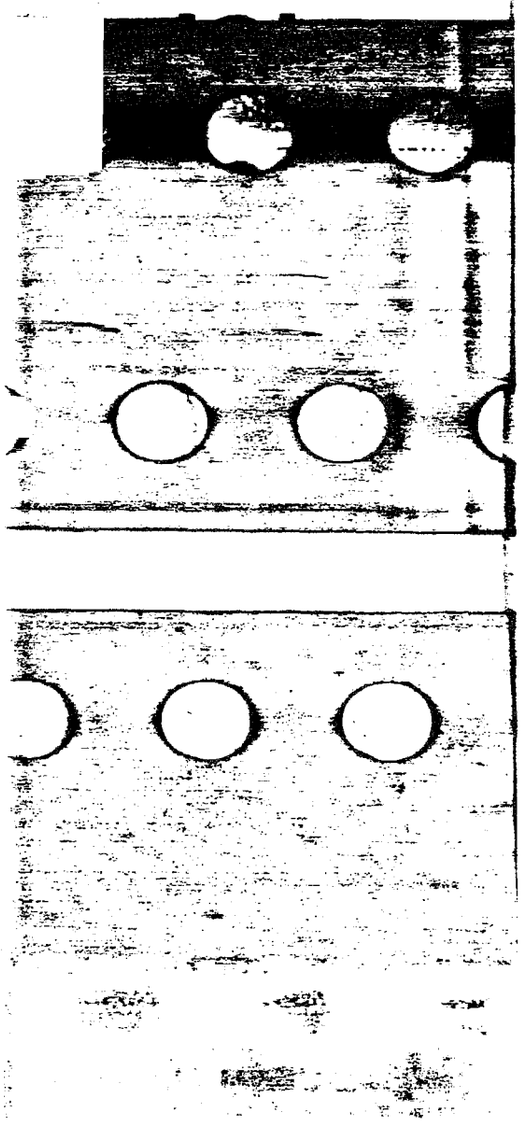
TO

Russell Donald Kimber and wife, Sandra J. Kimber

RETURN TO:

CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

EDWARD SEDDON
ATTORNEY-AT-LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214



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	65700.00
			CON TX	216.81
			PRFEE	0.50
			WDEED	6.00
			TOTAL	223.31
			CHECK	223.31
10/06/88	01		09:49 0001	4450

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3973

IDENTIF. REFERENCE

OCT 6 9 46 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 141282