pd 50

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

2549 10/31 0101 03CHECK 749.00

BOOK 7690 PAGE 813

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
Bill M. Mooningham & wife,	Third National Bank c/o	Map 64-01
Linda M. Mooningham	SunTrust Mortgage, Inc.	Parcel 35
140 Dekewood Drive	P.O. Box 105277	
Old Hickory, Tennessee 37138	Atlanta, GA 30348-5277	
Mortgagee: Third National Bank in Nashville		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ACD Builders, Inc., a corporation, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Bill M. Mooningham and wife, Linda M. Mooningham, hereinafter the GRANTEES, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Brandywine Place, as of record in Book 6250, pages 327 and 328, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to ACD Builders, Inc. by deed from C. Hooper Development Company, Inc., of record in Book 7498, page 61, Register's Office for Davidson County, Tennessee.

This is improved property known as 140 Dekewood Drive, Old Hickory, Tennessee 37138. TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, successors and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the following items:

1. Restrictive covenants contained in instrument of record in Book 6488, page 764, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 6250, pages 327 and 328, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Dekewood Drive and Montchanin Road and a 20 foot easement for public utility and drainage purposes along the east line, a 15' public utility and drainage easement along the south line, and a 5' public utility and drainage easement along the west line and applicable notes.

3. Right-of-way deed of record in Book 2480, page 629, said Register's Office, to J.B. Fields, conveys to

the Davidson County Highway Department a right-of-way for Old Hickory Boulevard. Said deed also contains the right for an easement to cut and maintain an outlet ditch.

And GRANTOR does further covenant and bind itself, its representatives, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand by its duly authorized representative as of this 28th day of October, 1988.

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IDENTIFICATION

OCT 31 12 35 PM '88

REGISTER OF DEEDS DAVIDSON COUNTY, TN

ACD Builders, Inc.

By: Denzil Coleman

Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Catherine E. Otto, a Notary Public of said county and state, Denzil Coleman, President, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained, and who further acknowledged that he is the President or the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to executed this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of October, 1988.

Catherine E. Otto
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-10-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

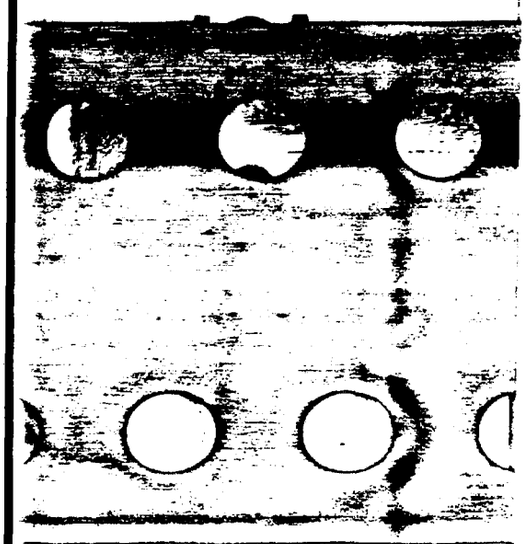
The actual consideration for this transfer or value of property (whichever is greater) is $225,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

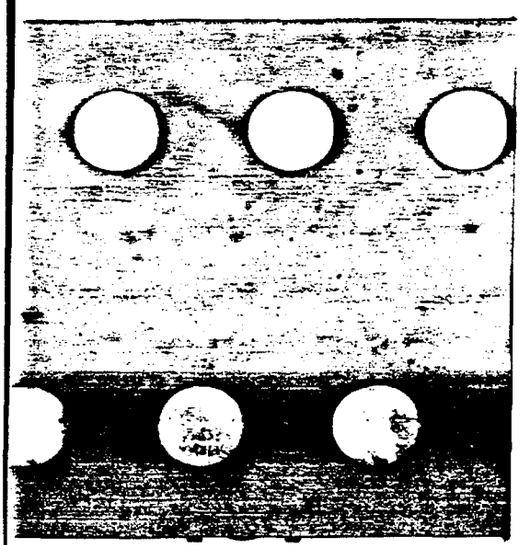
Bill M. Monningham

Sworn to and subscribed before me
this 28th day of October, 1988.

Catherine E. Otto
Notary Public
My Commission Expires: 1-10-89

NOTARY PUBLIC DAVIDSON COUNTY





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7690 PAGE 815

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

CAMT	225000.00
CON TX	742.50
PRFEE	0.50
WDEED	6.00
TOTAL	749.00
CHECK	749.00

10/31/88 01 12:36 0001 2549

8.10 45.

IDENTIFICATION REFERENCE

OCT 31 12 35 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 149270