BOX 15

BOOK 7719 PAGE 869

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Thomas N. Brandon, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 19 88.

Larry L. Westbrook
Notary Public

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

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Thomas N. Brandon, Jr. (NAME)	Atlantic Coast Mortgage Company (NAME)	9D-79702
7617 Staffordshire Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	141-15D #31
Nashville, TN 37221 (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, Robert B. Van Sant, Sr. and wife, Elizabeth B. Van Sant

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas N. Brandon, Jr. and wife, Peggy D. Brandon

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. 31 on the Plan of Final P.U.D. Plan, Phase I, "Sheffield on the Harpeth" of record in Book 6900, pages 10 and 11, Register's Office for said County.

Said Lot No. 31 fronts 93.93 feet on the southwesterly margin of Staffordshire Drive and extends back 101.23 feet on the southeasterly line and 132.69 feet on the northwesterly line to a diagonal line in the rear measuring 83.32 feet thereon.

Being the same property conveyed to Robert B. Van Sant, Sr. and wife, Elizabeth B. Van Sant by deed from Randall Phillips Builders, Inc. of record in Book 7202, page 702, Register's Office for Davidson County, Tennessee.

90829

IDENTIFICATION REFERENCE

DEC 5 [illegible] PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4244 12/05 0101 03CHECK 432.20

This is unimproved ( ) improved (XX) property, known as 7617 Staffordshire Drive, Nashville, TN 37221
(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~~ hand s this ~~1st~~ day of December, 19 ~~88~~

Robert B. Van Sant, Sr. By Harriet M. Van Sant atty. in fact — Elizabeth B. Van Sant By Harriet M. Van Sant atty. in fact

Robert B. Van Sant, Sr. — Elizabeth B. Van Sant

STATE OF TENNESSEE
Davidson County

BOOK 7719 PAGE 810

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

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) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ (they)
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 _____ _____
Notary Public

WARRANTY DEED

FROM
Robert B. Van Sant, Sr. and wife,
Elizabeth B. Van Sant

TO
Thomas N. Brandon, Jr. and wife,
Peggy D. Brandon

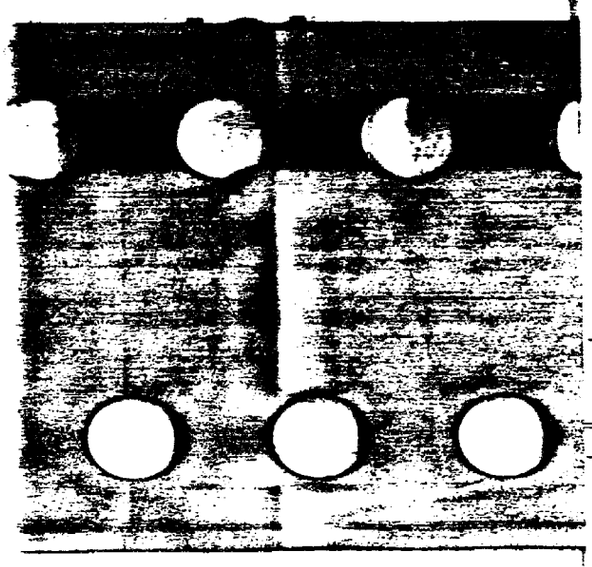
Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

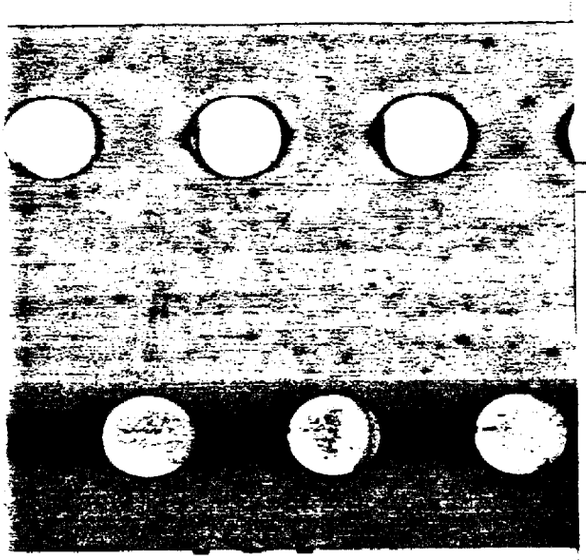
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 1988, before me personally appeared Daniel M. Van Sant, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert B. Van Sant, Sr. and Elizabeth B. Van Sant, and acknowledged that he executed the same as the free act and deed of said Robert B. Van Sant, Sr. and Elizabeth B. Van Sant.

My Commission Expires: June 5, 1989

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE





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

RECEIVED OF _____

FOR _____

BOOK 7719 PAGE 811

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 129000.00
CON TX 425.70
PRFEE 0.50
WDEED 6.00
TOTAL 432.20
CHECK 432.20

12/05/88 01 13:58 0001 4244

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90829

IDENTIFICATION REFERENCE

Dec 5 1 pm '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 160467