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FORM NO. WD-1

File # 23906
Loan # 4584

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$50,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID GRIFFIN (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 105-9
1722 15th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PAR 16
Nashville, Tn. 37212 (CITY) (STATE) (P.O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	22W-18255

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, RUTLEDGE H. FLEMING, JR. AND WIFE, KATHERINE M. FLEMING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID GRIFFIN and wife, STEPHANIE A. GRIFFIN

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:

SEE ATTACHED FOR LEGAL DESCRIPTION

BEING the same property conveyed to Lelia M. Fleming by deed from Metropolitan Development and Housing Agency of record in Book 5859, Page 985, Register's Office for Davidson County, Tennessee, the said Lelia M. Fleming having since died intestate, on March 28, 1988, and Rutledge H. Fleming, Jr. having received title by Affidavit of Heirship of record in Book 7531, Page 101, as rerecorded in Book 7532, Page 206, Register's Office for Davidson County, Tennessee.

93678

IDENTIFICATION REFERENCE

Dec 14 2 30 PM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

unimproved / This is improved X property, known as 1722 15th Avenue South, Nashville, Tn. 37212
(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 his hand this 30th day of November, 19 88

Rutledge H. Fleming Jr.
RUTLEDGE H. FLEMING, JR.

Katherine M. Fleming
KATHERINE M. FLEMING

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RUTLEDGE H. FLEMING, JR. and wife, KATHERINE M. FLEMING

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 19 88.

Commission Expires 3-11-91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

RUTLEDGE H. FLEMING, JR.

TO

DAVID GRIFFIN

STEPHANIE A. GRIFFIN

Saturn & Mazer, Attorneys
Row 1
Box 7

LEGAL DESCRIPTION

A CERTAIN tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING part of Lot No. 5 on the Map of Belmont Land Company's Subdivision of Lot Nos. 63 and 64 of the O.B. Hayes Rokeby Addition, not of record, and described according to a survey made by Barge, Waggoner, Sumner & Cannon, Engineers, dated 1972.

BEGINNING at a point in the northerly margin of Wedgewood Avenue at a point where 15th Avenue South intersects Wedgewood Avenue; thence northwesterly around a curve which has aradius of 19.50' and length of 31.06' to the easterly margin of 15th Avenue South; thence South 82° 11' east, 150.0' to the westerly margin of Alley 434; thence southwesterly around a curve which has a radius of 20.00' and length of 30.26' to a point in the northerly margin of Wedgewood Avenue; thence with the northerly margin of Wedgewood Avenue around a slight curve to the left which has a radius of 10.00' and length of 24.84' to an iron pin; thence with the northerly margin of Wedgewood Avenue North 82° 11' West 86.4' to the point of beginning.

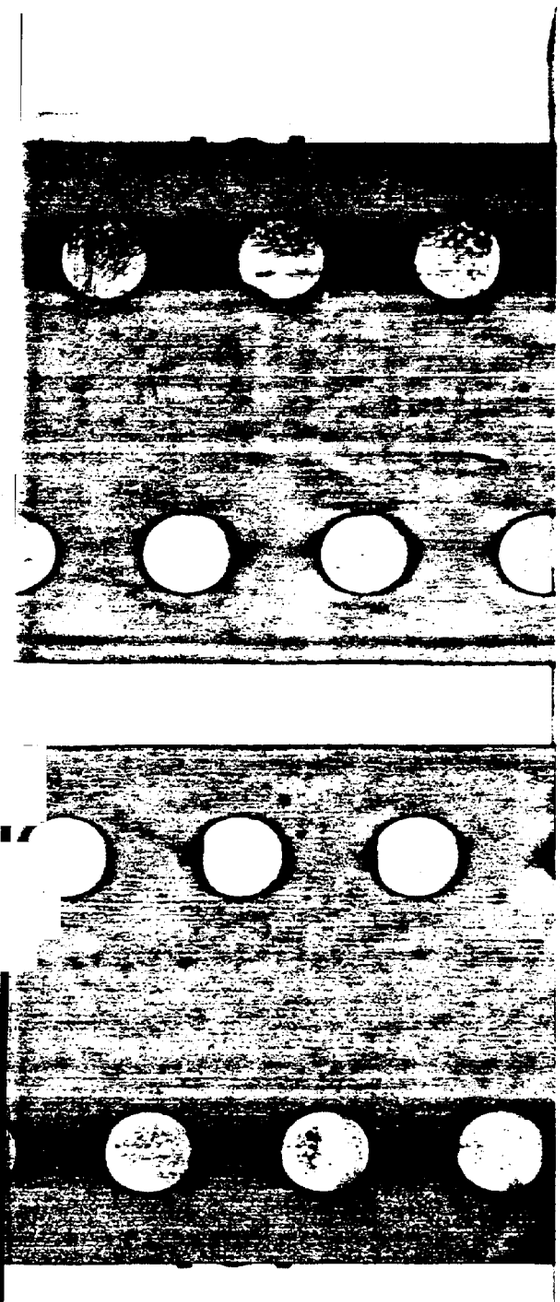
A CERTAIN tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING the southerly half of Lot No. 4 and the northerly half of Lot No. 5 on the Plan of Belmont Land Company's Subdivision of Lot Nos. 63 and 64, in O.B. Hayes Rokeby Addition to Nashville, not of record, as follows:

SAID parts of Lot Nos. 4 and 5 front together 50 feet on the easterly side of 15th Avenue South, formerly Washington Street and run back between parallel lines 150 feet to an alley.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing ...
Document Unsatisfactory When Received

7597 12/14 0101 03CHECK 174.50



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 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 50000.00
CON TX 165.00
PRFEE 0.50
WDEED 9.00
TOTAL 174.50
CHECK 174.50

12/14/88 01 14:30 0001 7597

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93678

IDENTIFICATION REFERENCE

Dec 14 2 30 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163776