BOOK 7734 PAGE 983

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00

Janice R Johnson
Affiant

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

Lee E Cranford
Notary Public

MY COMMISSION EXPIRES: November 21, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lee E. Cranford, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Johnson (NAME)	Atlantic Coast Mortgage Company (NAME)	Map 91-5
626 Waco Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	Parcel 92
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Fairfax, Va. 22030 (CITY) (STATE) (ZIP)	SDA 24894

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, Cynthia M. Nelms, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Johnson and wife, Janice R. Johnson

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. 34 on the Plan of Moss-Wood Subdivision, Section Two, as of record in Book 2900, page 123, Register's Office for said County.

Said Lot No. 34 fronts 53.0 feet on the easterly side of Waco Drive and runs back 170.8 feet on the northerly line and 168.7 feet on the southerly line to a line in the rear which measures 49.7 feet thereon.

Being the same property conveyed to J. C. Nelms, Jr. and wife, Cynthia M. Nelms, by deed from Jimmy Wright and wife, Joyce Wright of record in Book 5867, page 321, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cynthia M. Helms, by Quitclaim Deed from J.C. Nelms, Jr. of record in Book 7734, page 981, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 626 Waco 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 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 her hand this 19th day of December, 19 88

Cynthia M. Nelms

Cynthia M. Nelms

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Lee E. Cranford, a Notary Public in and for said County and State, the within named Cynthia M. Nelms, unmarried

the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of December 19 88.

Commission expires November 21, 1992

Lee E. Cranford
Notary Public

LEE E. CRANFORD NOTARY PUBLIC STATE OF TENNESSEE LARGE

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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 _____.

(his oath) (himself) (they)

03TE 12/22 0101 03CHECK 146.75

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Cynthia M. Nelms, unmarried

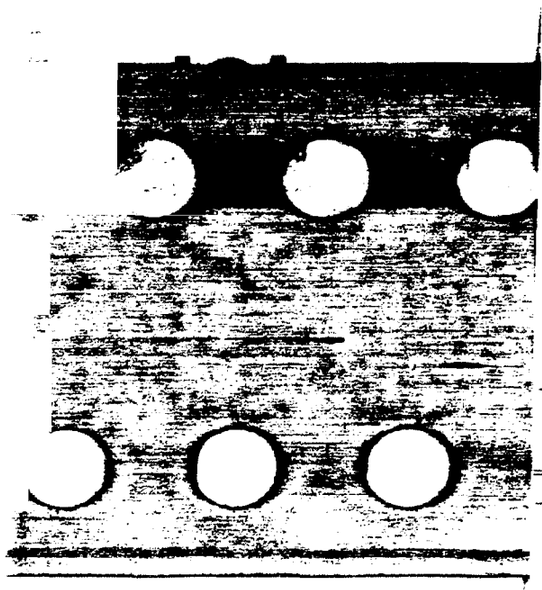
TO
Anthony Johnson and wife, Janice R. Johnson

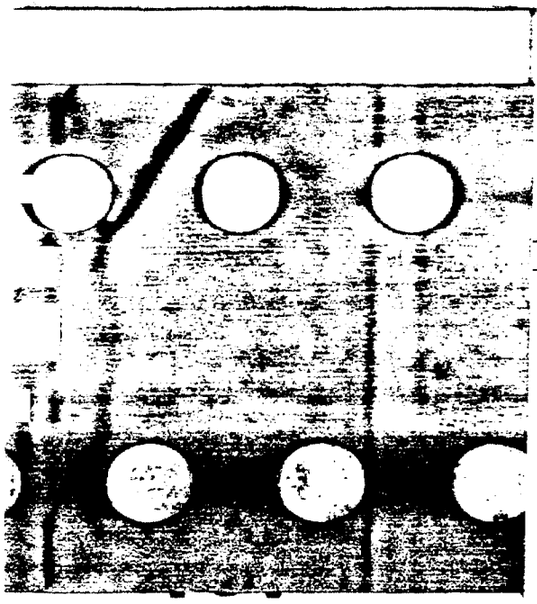
Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

RECEIVED FOR RECORD
DAVIDSON COUNTY, TENN.
DEC 22 2 30 PM '88

TICOR TITLE REFERENCE

99196





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 42500.00
CON TX 140.25
PRFEE 0.50
WDEED 6.00
TOTAL 146.75
CHECK 146.75

12/22/88 01 14:30 0001 0572

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96166

IDENTIFICATION REFERENCE

DEC 22 2 30 PM '88

FELIX Z WILSON REGISTER
DAVIDSON COUNTY

No. 166712