BOOK 7754 PAGE

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Denise L Spiva
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF January 19 89

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 7-15-91

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise L. Spiva (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 142-15-C
145 Hicks Road (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PARCEL 145
Bellevue, TN 37221 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	FB# 9D 79877

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, Steve Hulen and John R. Hulen,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Denise L. Spiva, unmarried,

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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 145 in Breckenridge Condominiums, a Condominium Regime, established by Exhibits "A" and "B" of the Master Deed, of record in Book 6808, page 45, Register's Office for said County, which Master Deed and record thereof are incorporated herein and made a part hereof by reference.

BEING part of the property conveyed to Steve Hulen and John R. Hulen by deed from David L. Kellogg and wife, Dorothy Kellogg of record in Book 6297, page 258 and rerecorded in Book 6334, page 336, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to: (a) property taxes for 1989 for which Grantee(s) will be responsible; (b) Master Deed and By-Laws of record in Book 6808, page 45 and amended in Book 7020, page 848, both in Register's Office for said County; and (c) matters set forth on said plan.

02581

IDENTIFICATION REFERENCE

JAN 19 2 21 PM '89

FELIX J. WILSON, II REGISTER DAVIDSON COUNTY, TN

7564 01/19 0101 03CHECK 211.10

This is unimproved ( ) improved (X) property, known as 145 Hicks Road, (House Number) (Street) Bellevue, Tennessee 37221 (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 our hand s this 17th day of January, 19 89

Steve Hulen

John R. Hulen

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Steve Hulen and John R. Hulen

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of January, 19 89

Commission expires 7-13-91

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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 _____

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

My commission expires _____

Notary Public

WARRANTY DEED

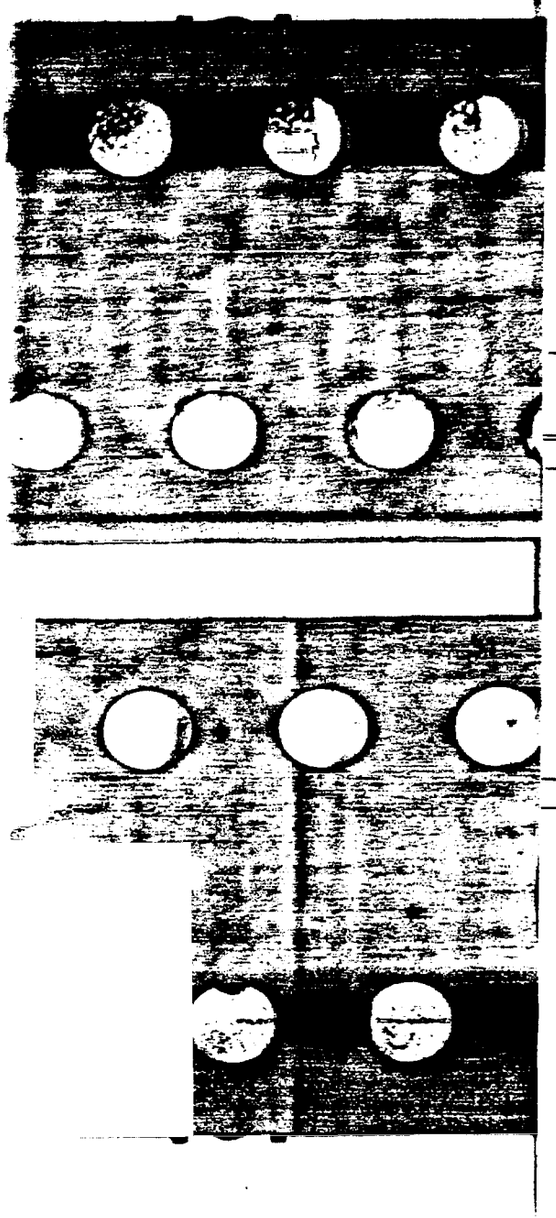
FROM

Steve Hulen and John R. Hulen

TO

Denise L. Spiva

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215



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 62000.00	
			CON TX 204.60	
			PRFEE 0.50	
			MDEED 6.00	
			TOTAL 211.10	
			CHECK 211.10	
01/19/89	01	14:24	0001 7564	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02581

IDENTIFI REFFERENCE

JAN 19 2 21 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 174203