file box 3

BOOK 7814 PAGE 854

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$77,900.00 Jeffrey Krantz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April 19 89

Notary Public

MY COMMISSION EXPIRES: 7-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY & GREGORY, ATTYS., 50 Century Blvd. #420, Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey & Christine Krantz (NAME)	Atlantic Coast Mortgage Co. (NAME)	162-10-137
588 Roxanne Drive (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle, #400 (STREET ADDRESS)	
Nashville, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22033 (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 Verne W. Critz, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Krantz and wife, Christine Krantz

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. 137 on the plan of Brook View Estates, Section 2, as of record in Plat Book 4460, page 163, said Register's Office.

Said Lot No. 137 fronts 75.00 feet on the northwesterly margin of Roxanne Drive and extends back 151.53 feet on the northeasterly line and 191.32 feet on the southwesterly line to a dead line in the rear, measuring 84.90 feet thereon.

BEING the same property conveyed to Verne W. Critz, unmarried by deed of record in Book 6511, page 438, said Register's Office.

THIS conveyance is made subject to any and all restrictions and easements of record in said Register's Office.

24061

RECEIVED FOR RECORD
APR 11 3 57 PM '89
REGISTER
DAVIDSON COUNTY, TENN.

4758 04/11 0101 03CHECK 263.57

This is (XX) unimproved ( ) property, known as 588 Roxanne, Nashville, Tennessee 37013
(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 my hand this 7th day of April, 19 89

VERNE W. CRITZ

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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 Verne W. Critz

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of April 19 89

Commission expires 7-13-91 Notary Public

(or proved to me on the basis of satisfactory evidence),

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and 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_____

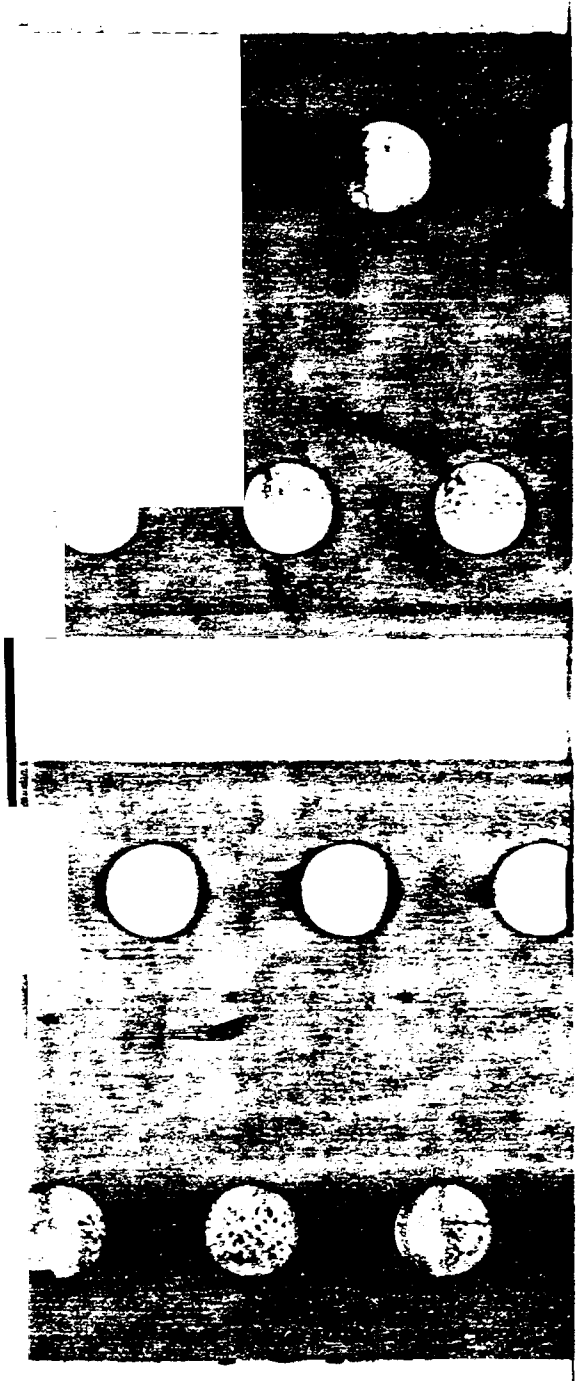
My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO



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 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

CAMT 77900.00
CON TX 257.07
PRFEE 0.50
WDEED 6.00
TOTAL 263.57
CHECK 263.57

04/11/89 01 15:57 0001 4758

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24061

IDENTIFICATION

APR 11 3 57 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 199154