Box 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
SUZANNE HUBBARD DONALD LARKIN 3617 Sanford Avenue Nashville, TN 37211	Atlantic Coast Mortgage Co. 12700 Fair Lakes Circle Suite 400 Fairfax, VA 22033	Map 133-6 Par. 61 6DA-56180

WARRANTY DEED BOOK 7830 PAGE 883

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William F. Brake and wife, Juanita K. Brake**, have bargained and sold, and by these presents do transfer and convey unto the said SUZANNE HUBBARD AND DONALD LARKIN, BOTH UNMARRIED, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 7 on the Plan of D. M. Mincy's Addition to Flatrock of record in Book 547, page 24, said Register's Office.

SAID Lot No. 7 fronts 50 feet on the westerly margin of Sanford Avenue and extends back between parallel lines 180.25 feet to an alley.

Being the same property conveyed to William F. Brake and wife, Juanita K. Brake by deed from Alfred R. Flautt, unmarried, of record in Book 6279, Page 872, said Register's Office for Davidson County, Tennessee.

Bradley Curtis joins in this instrument for the purpose of conveying any and all right, title and interest he has in the propety due to an oral agreement between himself and the grantors.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

2185 05/02 0101 036UEC 146.75

This is improved property, known as: **3617 Sanford Avenue, Nashville, TN 37211**

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.

Whenever 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 hands this 28 day of April, 1989.

William F. Brake
William F. Brake

Juanita K. Brake
Juanita K. Brake

Bradley Curtis
BRADLEY CURTIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7830 PAGE 884

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William F. Brake and wife, Juanita K. Brake, the bargainor(s), 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 28th day of April, 1989.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $42,500.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF April, 1989.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley Curtis, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of April, 1989.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-20-92

29604

IDENTIFICATION

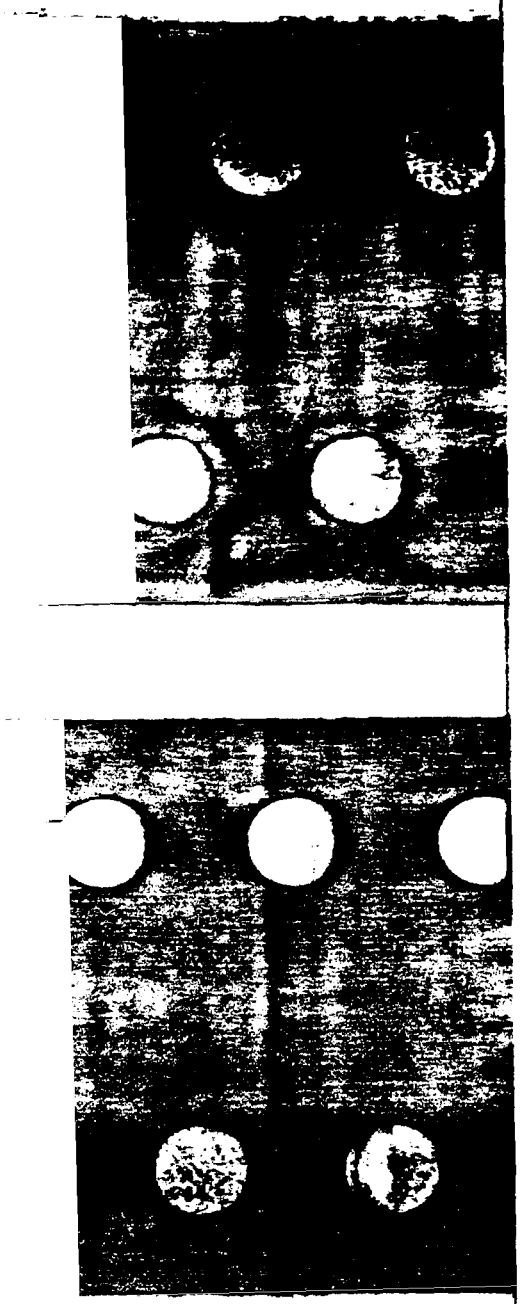
MAY 2 3 PM '89

FELIX Z WILSON
REGISTER
DAVIDSON CO.

This instrument was prepared by:

Rick A. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858



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

RECEIVED OF _____

FOR _____

BOOK 7830 PAGE 885

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03 0001 2185

29604

IDENTIFICATION REFERENCE

MAY 2 3 02 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 205670