COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

X H. Eric Melton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 19 89

Tammy Ellis
Notary Public

MY COMMISSION EXPIRES: March 21, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer & Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Eric Melton (NAME)	Atlantic Coast Mortgage Company (NAME)	133-11-170
3823 Valley Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Cr., Suite 400 (STREET ADDRESS)	6DA80430
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 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, James Michael Garner and wife, Rebecca R. Garner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. Eric Melton and wife, Dee Ann Melton

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:

Being Lot No. 217 on the Plan of Valley View Meadows, Section 2, of record in Plat Book 3600, page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James Michael Garner and wife, Rebecca R. Garner by deed from Horace H. Edwards and wife, Betty T. Edwards of record in Book 6640, page 535, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3770, page 214 said Register's Office.

This conveyance is subject to any and all existing easements of record.

33306

IDENTIFICATION REFERENCE

May 16 12 36 PM '89

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (xx) property, known as 3823 Valley Ridge Drive, Nashville, TN 37211
(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 our hand s this 12th day of May, 19 89

James Michael Garner

Rebecca R. Garner
Rebecca R. Garner

Davidson County)

BOOK 7842 PAGE 171

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Michael Garner and wife, Rebecca R. Garner

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 12th day of May, 19 89

Commission expires March 11, 1990

Tammy I Witt
Notary Public

TAMMY I. WITT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
James Michael Garner and wife,
Rebecca R. Garner

TO
H. Eric Melton and wife, Dee
Ann Melton

6603 05/16 0101 03CHECK 257.50

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

RECEIVED OF _____

FOR _____

BOOK 7842 PAGE 172

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 76000.00
CON TX 250.80
PRFEE 0.50
WDEED 6.00
TOTAL 257.30
CHECK 257.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/16/89 01 12:38 0001 6603

33306

IDENTIFICATION REFERENCE

Mar 16 12 36 PM '89

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 210021