STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Jackson L. Leap
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 19 89

Tamara Faw Goodall
Notary Public

MY COMMISSION EXPIRES: March 11, 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
Jackson L. Leap (NAME)	Atlantic Coast Mortgage Company (NAME)	142-11-80
7209 Mark Drive (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Cr., Suite 400 (STREET ADDRESS)	9D25985
Nashville, TN 37221 (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, John T. Duckett and wife, Diane M. Duckett and Mary A. Duckett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jackson L. Leap and wife, Susan D. Leap

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. 20 on the Plan of Valley West, Section 2, of record in Book 3600, page 86, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John T. Duckett and wife, Diane M. Duckett and Mary A. Duckett by deed from Marta C. Brown of record in Book 6926, page 771, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3833, page 789 and Book 3838, page 501 said Register's Office.

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

3974

IDENTIFICATION REFERENCE

JUN 8 2 28 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

This is unimproved (x) property, known as 7209 Mark Drive, Nashville, TN 37221
(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 6th day of June, 19 89

John T. Duckett

Diane M. Duckett

Mary A. Duckett

STATE OF TENNESSEE
Davidson County

BOOK 7860 PAGE 904

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T. Duckett and wife, Diane M. Duckett and Mary A. Duckett

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrament for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of June 19 89

Commission expires March 11, 1990

Tammy [illegible]
Notary Public

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 _____

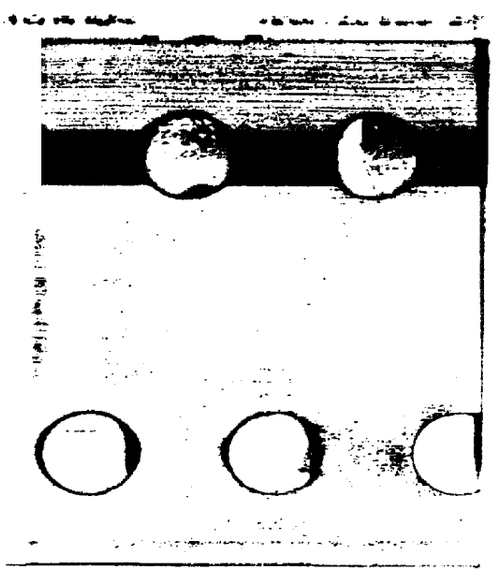
_____
Notary Public

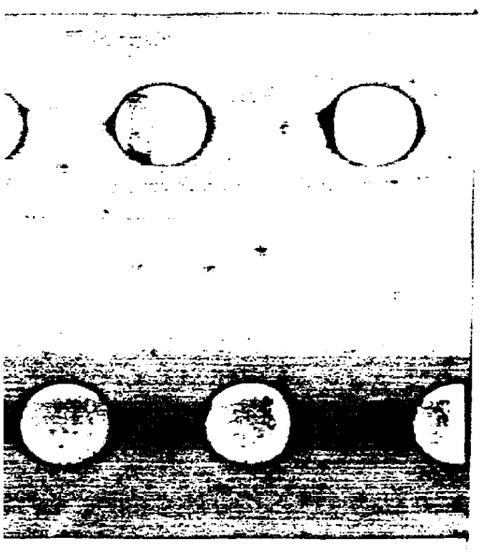
John T. [illegible] wife, Diane M. Duckett and Mary A. Duckett

TO

Jackson L. Leap and wife, Susan D. Leap

3502 06/08 0101 03CHECK 428.90





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

RECEIVED OF _____

FOR _____

BOOK 7860 PAGE 905

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MG - 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		
		128000.00		
			CON TX	422.40
			PRFEE	0.50
			MDEED	6.00
			TOTAL	428.90
			CHECK	428.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/08/89 01 14:31 0001 3302

3974

IDENTIFICATION REFERENCE

JUN 8 2 29 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 217650