BOOK 7905 PAGE 20 BOX 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,400.00

Frederick Paul Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 89

Lee C. Crutchfield
Notary Public

MY COMMISSION EXPIRES: November 21, 1992

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Frederick Paul Anderson (NAME)	Atlantic Coast Mortgage Company (NAME)	Map 162-8
57 Benzing Road (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle, #400 (STREET ADDRESS)	Parcel 28
Antioch, 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, Phillip M. Wagner and wife, Tamara L. Wagner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederick Paul Anderson and wife, Teri Allison Anderson

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. 41 on the Plan of Antioch Park, Section 1, of record in Plan Book 3600, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 75.0 feet on the southeasterly margin of Benzing Road and extends back between parallel lines 140.0 feet to a dead line in the rear.

Being the same property conveyed to Phillip M. Wagner and wife, Tamara L. Wagner by deed from James C. Abernathy, Jr. and wife, Paula N. Abernathy of record in Book 6837, Page 192, Register's Office for Davidson County, Tennessee.

5.45538

IDENTIFICATION

Aug 2 2 00 PM '89

FILED FOR RECORD

( ) unimproved
(XX) This is improved property, known as 57 Benzing Road, Antioch, TN 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 their hand s this 27th day of July, 1989

Phillip M Wagner
Phillip M. Wagner

Tamara L Wagner
Tamara L. Wagner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Lee E. Cranford, a Notary Public in and for said County and State, the within named Phillip M. Wagner and wife, Tamara L. Wagner

the bargainors, 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 27th day of July 1992.

Commission expires November 21, 1992

Lee E. Cranford
Notary Public

LEE E. CRANFORD NOTARY PUBLIC AT LARGE

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

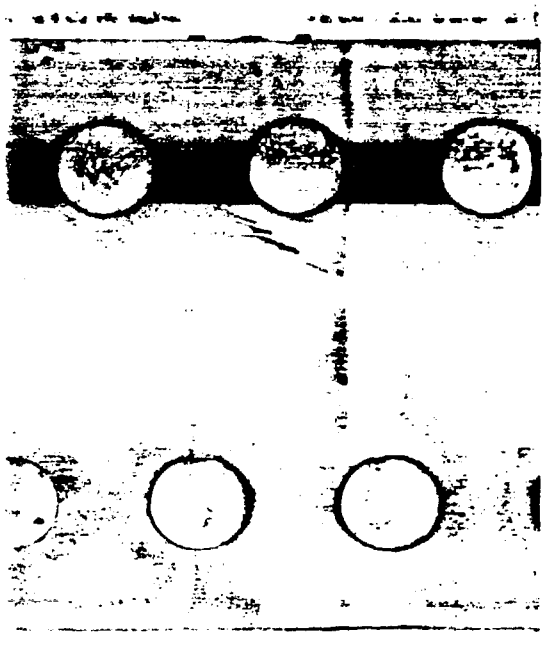
Phillip M. Wagner and wife, Tamara L. Wagner

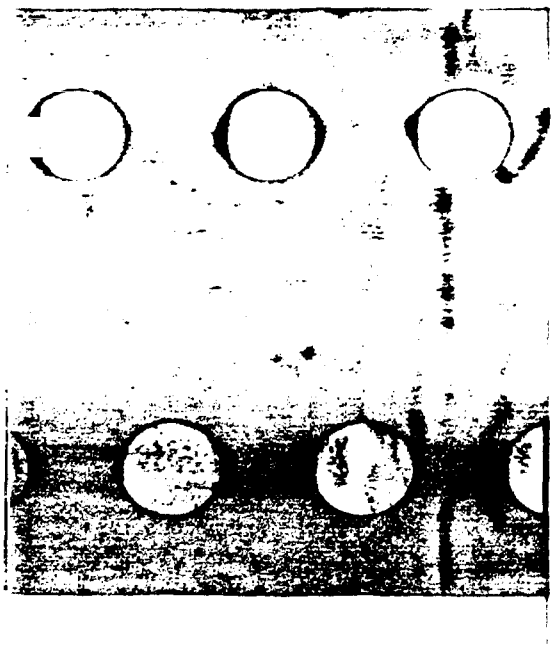
TO

Frederick Paul Anderson and wife, Teri Allison

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

1852 08/02 0101 03CHECK 236.00





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 69400.00
CON TX 229.03
PRFEE 1.00
RREED 6.00
TOTAL 236.03
CHECK 236.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4.5 3 0.

AUG 2 2 00 PM '89

08/02/89 01 14:05 0001 1852

VOID
CON TX 229.03-
CON TX 229.02
TOTAL 0.01-
CHECK 0.01-

NO

08/02/89 01 14:05 0001 1853

TOTAL # 236.02