[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[James E. Riney et ux.	Atlantic Coast Mortgage	Map and Parcel
[529 Frankfort Drive	ATTN: Tax Department	75-04-83
[Hermitage, TN 37076	12700 Fair Lakes Circle	
[	Suite 400	
[	Fairfax, VA 22033	

[This instrument prepared by: Cindy S. Smith, Attorney at Law,
[2525 Lebanon Road, Nashville, Tennessee 37214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **D.L. Sullivan and wife, Linda Sullivan,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **James E. Riney and wife, Rebecca L. Riney,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 316 on the Plan of Tulip Grove, Section 5, of record in Book 4175, Page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to D.L. Sullivan and wife, Linda Sullivan, by deed from Harry V. Lawrence and wife, Sandra W. Lawrence, of record in Book 5831, Page 152, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 528 Frankfort Drive, Hermitage, Tennessee 37076.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of Record in Book 4175, Page 71, said Register's Office and all matters therein; (2) Property Tax lien for the current year, the payment of such taxes having been prorated and the payment of same assumed by the Grantees; (3) Restrictive Covenants for Section 5, Tulip Grove of record in Book 4349, Page 112, and Book 4367, Page 936, said Register's Office; (4) Any and all zoning regulations, building restrictions, setback lines, easements of record and rights-of-way for public utilities of record.

[STATE OF TENNESSEE
[COUNTY OF Davidson
[The actual consideration or value, ~~whichever~~ is greater for this
[transfer is $82,500.00.

X James E Riney
Affiant

[Subscribed and sworn to before me this 30th day of August, 1989.

Cindy S Smith
Notary Public
My Commission Expires 11/15/90

IDENTIFICATION REFERENCE
AUG 30 4 13 PM '89
DAVIDSON COUNTY, TN

62291

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of August, 1989.

D.L. Sullivan

Linda Sullivan

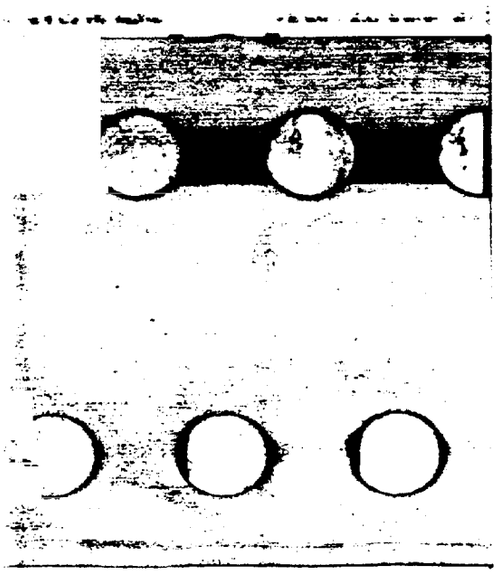
STATE OF TENNESSEE
COUNTY OF Davidson

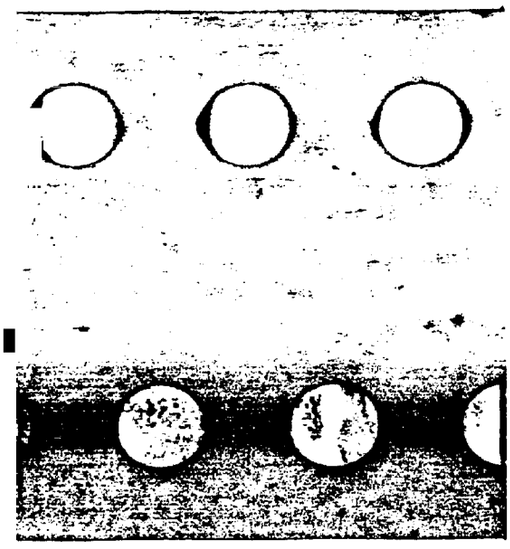
Personally appeared before me, Cindy S. Smith, Notary Public in and for said County and State, the within named D.L. Sullivan and wife, Linda Sullivan, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 1989.

Notary Public
My Commission Expires: 11/12/90

1049 08/30 0101 03CHECK 279.25





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7927 PAGE 25

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 82500.00
CON TX 272.25
PRFEE 1.00
~~MISCED~~ ~~6.00~~
~~TOTAL~~ ~~279.25~~
CHECK 279.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/30/89 01 16:14 0001 1049

6229.1

IDENTIFICATION REFERENCE

AUG 30 4 13 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244246