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BOX 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Benjamin M. Pace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September, 1989

Lee C Cranford
Notary Public

MY COMMISSION EXPIRES: November 21, 1992
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lee E. Cranford, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin M. Pace (NAME)	Atlantic Coast Mortgage Company (NAME)	Map 147-5
301 Edgeview Drive (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle, #400 (STREET ADDRESS)	Parcel 41
Nashville, TN 37211 (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, Heirs-at-Law of Frankie A. Sims

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin M. Pace, unmarried

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. 227 on the Plan of Section 1, Revised Caldwell Hall, of record in Book 2900, Pages 57, 58, and 59, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Danby Drive at the corner of Lots 227 and 228; thence with the line between said lots westerly 115 feet to a corner of Lot 226; thence with the line between Lots 226 and 227 northerly 104.7 feet to the south margin of Edgeview Drive; thence with the margin of the same easterly 100 feet to the beginning of a curve; thence around said curve, south easterly 39.27 feet to the westerly margin of Danby Drive; thence with the margin of the same, southerly 85.08 feet to the point of beginning.

Being the same property conveyed to David C. Sims and wife, Frankie A. Sims, by deed from William Smithson and wife, Dorothy Ann Pennington Smithson, of record in Book 4257, page 519, Register's Office for Davidson County, Tennessee. The said David C. Sims having predeceased Frankie A. Sims.

69503

IDENTIFICATION REFERENCE

SEP 27 1 09 PM '89

DAVIDSON COUNTY, TN

8686 09/27 0101 03CHECK 284.20

This is unimproved ( ) improved (XX) property, known as 301 Edgeview 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 his hand this 21st day of September, 1989

Heirs-at-Law of Frankie A. Sims

Suzanne Kirby, David Crockett Sims, Jr. by Suzanne Kirby, attorney in fact

Dana Elizabeth Stanford

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suzanne Kirby and Sara Elizabeth Lankford

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 21st day of September 19 89

Commission expires November 21, 1992

Lee E. Crafford
Notary Public

LEE E. CRAFFORD 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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Heirs-at-Law of Frankie A. Sims

TO
Benjamin M. Pace, unmarried

Compliments of
Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

STATE OF TENNESSEE
COUNTY OF DAVIDSON

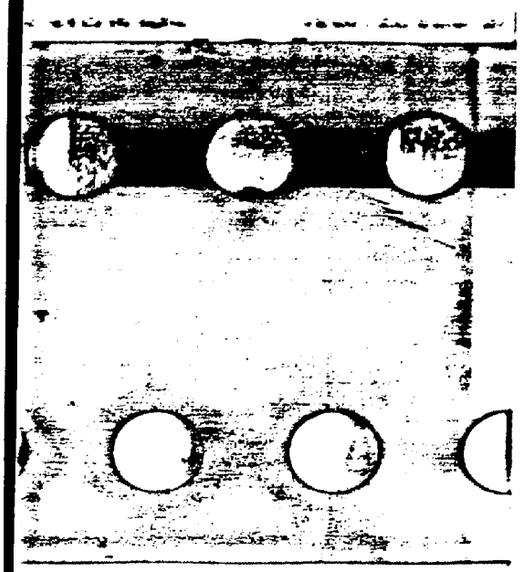
On this 21st day of September, 1989, before me personally appeared Suzanne Kirby, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David Crockett Sims, Jr., and acknowledged that she executed the same as the free act and deed of said David Crockett Sims, Jr.

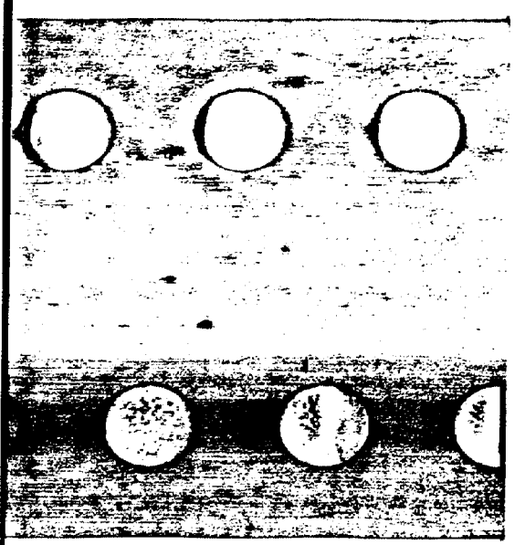
My Commission Expires: November 21, 1992

Lee E. Crafford
NOTARY PUBLIC

LEE E. CRAFFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

[redacted]





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	84000.00
CON TX	277.20
PRFEE	1.00
WDEED	6.00
TOTAL	284.20
CHECK	284.20

09/27/89 01 13:09 0001 8686

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69503

IDENTIFICATION REFERENCE

SEP 27 1 09 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 252630