FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,900.00

Holly R. Yates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF September 19 89

Notary Public

MY COMMISSION EXPIRES January 21, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Jr., Atty. 2815 Lebanon Road, Suite 201, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven A. Yates (NAME)	Atlantic Coast Mortgage Company (NAME)	108-2-55
947 Colfax Drive (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle, Ste. 400 (STREET ADDRESS)	
Nashville, TN 37215 (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 Granville Edwin Truett and wife, Hilda S. Truett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven A. Yates and wife, Holly R. Yates

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. 52 on the Map of Happy Acres Subdivision as of record in Book 2331, page 63, Register's Office for said County.

Said Lot No. 52 fronts 80 feet on the easterly margin of Colfax Drive and extends back 125 feet on the northerly line and 167 feet on the southerly line to a dead line in the rear on which it measures 102.8 feet thereon.

Being the same property conveyed to Granville Edwin Truett and wife, Hilda S. Truett by deed from A. H. Johnson and wife, Malvin Johnson of record in Book 2549, page 5, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 2447, page 557, said Register's Office.

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

7197 IDENTIFICATION REFERENCE

OCT 5 11 22 AM '89
DAVIDSON COUNTY, TN

3296 10/05 0101 03CHECK 214.57

This is unimproved ( ) improved (X) property, known as 947 Colfax Drive, Nashville, Tennessee 37214
(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 18th day of September, 19 89

Granville Edwin Truett — Hilda S. Truett

Granville Edwin Truett — Hilda S. Truett

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hunsville Edwin Truett & Ida Truett

the bargainor, 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 Hendersonville, Tennessee, this 18 day of September 19 89

Commission expires 1-21-90

Notary Public

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____.

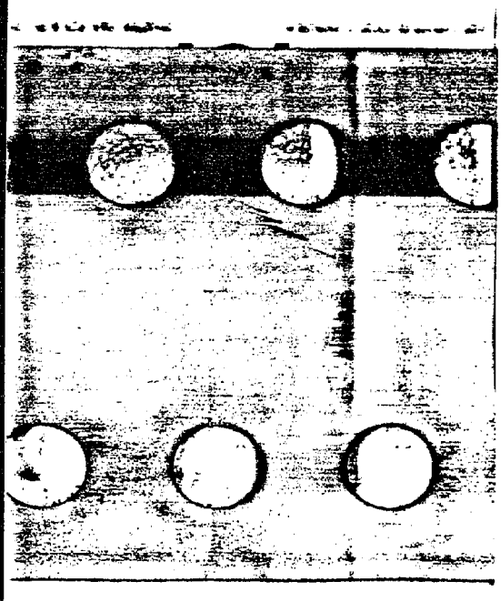
My commission expires _____

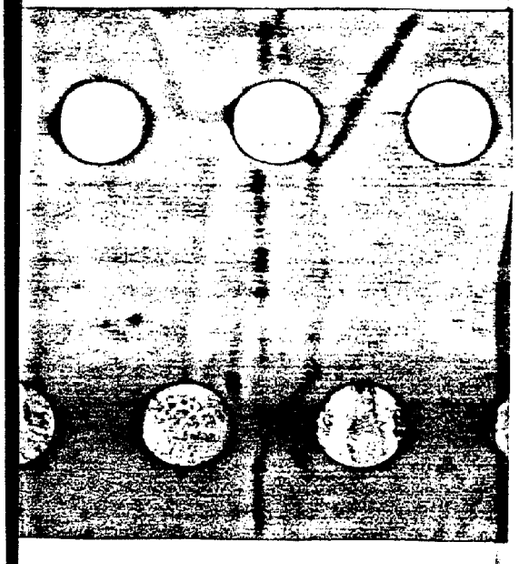
Notary Public

WARRANTY DEED

FROM Truett

TO Hyles





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7955 PAGE 294

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 62900.00
CON TX 207.57
PRFEE 1.00
WDEED 6.00
TOTAL 214.57
CHECK 214.57

10/05/89 01 11:23 0001 3296

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1.97.7.

IDENTIFICATION REFERENCE

OCT 5 11 22 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 255497