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STATE OF TENNESSEE
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November, 19 89

Notary Public

MY COMMISSION EXPIRES: 9-26-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Thomas N. Jones, Atty., 339 Main Street, Franklin, Tn. 37064

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO	MAP-PARCEL NUMBERS
Clifton A. Wade etux	Atlantic Coast Mortgage Co.	90-15-134
(NAME) 438 Capri Drive	(NAME) 12700 Fair Lakes Circle	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37209	(STREET ADDRESS) Fairfax, Virginia 22033	
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (P O 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~~ MADDOX-EASON PROPERTIES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLIFTON A. WADE AND WIFE, MARTHA J. WADE

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, Tn., being Lot No. 1140 on the plan of Charlotte Park, Section 16, of record in Plan Book 3300, page 97, Register's Office of Davidson County, Tn.
Said Lot No. 1140 fronts 75.0 feet on the southeasterly margin of Capri Drive and extends back 150.05 feet on the northeasterly line and 149.95 feet on the southwesterly line to a dead line in the rear, measuring 75.0 feet thereon.

Being the same property conveyed to Maddox-Eason Properties by deed from G. Ronald Weaver and wife, Rhonda Yvonne Weaver of record in Book 7815, page 934, Register's Office of Davidson County, Tn.

SUBJECT TO THE FOLLOWING:
1. 1989 County taxes are now due and payable.
2. The Plan of record in Book 3300, page 97, said Register's Office.
3. Easement of electric power lines of record in Book 724, page 158, RODC, Tn.
4. Agreement of record in Book 2593, page 566, RODC, Tn.

This is ~~unimproved ( )~~ improved (XX) property, known as 438 Capri Drive, Nashville, Tn. 37209
(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 My hand this 1st day of November, 1989

Maddox-Eason Properties

By: W. H. Eason, Jr.

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STATE OF TENNESSEE
County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for said State & County, W. H. EASON, JR. a partner of Maddox-Eason Properties, the within named bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 19 89

Commission expires 9-26-90

Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

Maddox-Eason Properties

TO

Clifton A. Wade and wife,
Martha J. Wade

Prepared by: Thomas N. Jones, Atty.
339 Main Street
Franklin, Tn. 37064

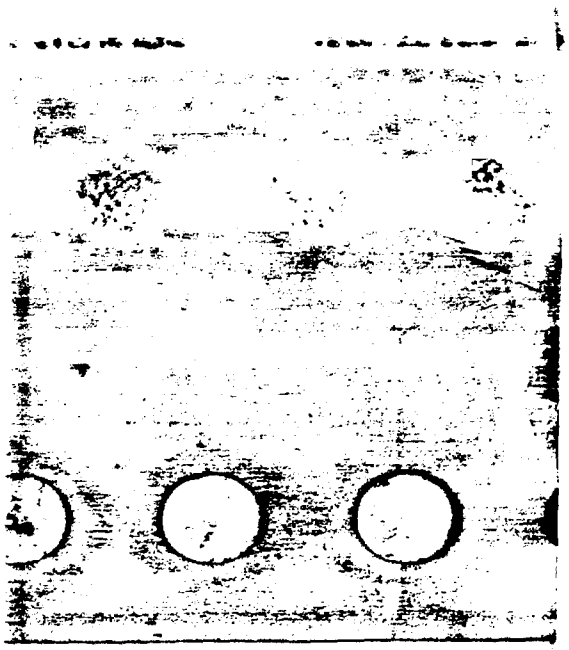
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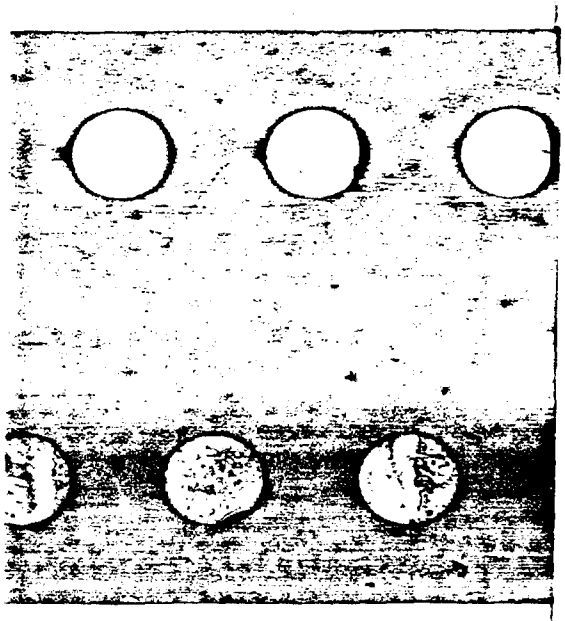
IDENTIF. REFERENCE

Nov 3 9 27 AM '89

FELIX Z. ... CLERK
DAVIDSON COUNTY TN.

0849 11/03 0101 03CHECK 267.70





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 79000.00
CON TX 260.70
PRFEE 1.00
WDEED 6.00
TOTAL 267.70
CHECK 267.70
11/03/89 01 09:26 0001 0849

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79038

IDENTIF. T REFERENCE

Nov 3 9 27 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 263737