BOX 15

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,500.00.

Kimberly A. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 1989.

Larry L. Westbrook
Notary Public

MY COMMISSION EXPIRES: May 26, 1993
(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
Douglas W. Ridgeway (NAME)	Atlantic Coast Mortgage Company (NAME)	Map 155
6104 South Riverbend Drive (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle, #400 (STREET ADDRESS)	8B
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22033 (CITY) (STATE) (ZIP)	Parcel #73

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, Jay R. Prestipino and wife, Bella M. Prestipino

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas W. Ridgeway and Kimberly A. Smith, both 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. 73 on Resubdivision of Lots 73, and 74 of Phase 1 of South Colony at Riverbend, as of record in Book 7900, page 11, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Jay R. Prestipino and wife, Bella M. Prestipino by deed from The Zeitlin Group, a joint venture composed of Martin Construction Company and Jeffrey Construction Company of record in Book 7668, page 494, Register's Office for Davidson County, Tennessee.

82944

IDENTIF. REFERENCE

Nov 17 1 48 PM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

This is improved (XX) unimproved ( ) property, known as 6104 South Riverbend Drive, Nashville, TN 37221
(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 hands this 15th day of MAY, 1989

Jay R. Prestipino

Bella M. Prestipino

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Elizabeth H Carney, a Notary Public in and for said County and State, the within named Jay R. Prestipino and wife, Bella M. Prestipino

the bargainor~~s~~, 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 15th day of May 1989.
Commission expires My Commission Expires July 18, 1992 Elizabeth H Carney
Notary Public

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 (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

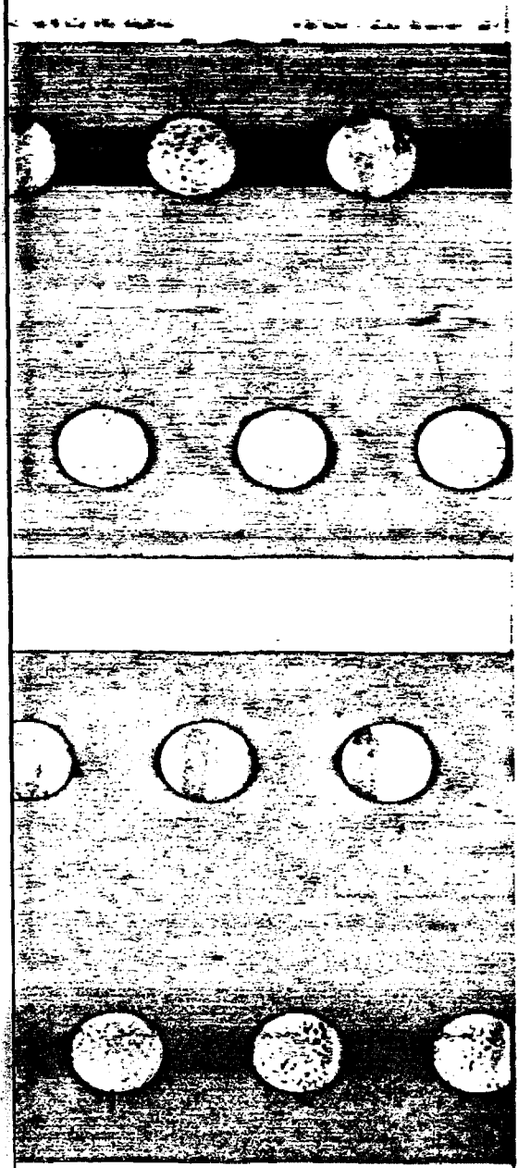
Jay R. Prestipino and wife,

TO

Bella M. Prestipino

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

5456 11/17 0101 03CHECK 424.45



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 126500.00
				CON TX 417.45
				PRFEE 1.00
				MDEED 6.00
				TOTAL 424.45
				CHECK 424.45
11/17/89	01			13:46 0001 5456

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82944

IDENTIF. REFERENCE

Nov 17 1 48 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 268275