Box 22

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Angela Michele Walkup
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 90

Notary Public

MY COMMISSION EXPIRES: 9/25/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP PARCEL NUMBERS
Angela Michele Walkup (NAME)	ATLANTIC COAST MORTGAGE COMPANY (NAME)	PART OF
8716 Old Charlotte Road (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Cr., Suite 400 (STREET ADDRESS)	112-0-22
Pegram, TN 37143 (CITY) (STATE) (P.O. ZIP)	Fairfax, VA 22033 (CITY) (STATE) (ZIP)	09-D-14795

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, Catherine J. Fergueson, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela Michele Walkup, 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, and being more particularly described according to a survey made by Campbell Surveying Co., Inc., dated December 13, 1989, as follows:

BEGINNING at an iron pin on the northerly margin of Old Charlotte Pike, said point being 0.1 mile Southwest of Old Charlotte Road Church of Christ and 0.35 mile Southwest of Manning Hollow Road; thence with the northerly margin of Old Charlotte Pike, South 38 degrees 00 minutes 00 seconds West 235.00 feet; thence leaving the northerly margin of Old Charlotte Pike, North 52 degrees 00 minutes 00 seconds West 926.81 feet, North 38 degrees 00 minutes 00 seconds East 235.00 feet, South 52 degrees 00 minutes 00 seconds East 926.81 feet to the point of BEGINNING, containing 5.00 acres, more or less.

BEING part of the same property conveyed to David S. Fergueson and wife, Catherine J. Fergueson, by deed from J. D. Gourley and wife, Bessie Gourley, of record in Book 965, page 225, Register's Office for Davidson County, Tennessee. The said David S. Fergueson has since died and is survived by wife, Catherine J. Fergueson.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument is executed on behalf of Catherine J. Fergueson, by Catherine J. Richards, as her attorney-in-fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

unimproved ( )
This is improved (XX) property, know as 8716 Old Charlotte Road, Pegram, TN 37143
(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 convenant 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 her hand this 5th day of January, 19 90

Catherine J. Fergueson

Catherine J. Fergueson, by
CATHERINE J. RICHARDS,
ATTORNEY-IN-FACT

BOOK 8021 PAGE 822

STATE OF TENNESSEE
Davidson County

Personally appeared before me,_____, a Notary Public in and for said County and State, the within named_____

the bargainor_____, with whom I am personally acquainted, * and who acknowledged that_____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at_____, Tennessee, this _____day of_____, 19_____.

Commission expires _____

_____
Notary Public

* or proved to me on the basis of satisfactory evidence.

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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM 9 4 8 7. 9
Catherine J. Fergueson,

Unmarried

TO IDENTIFI REFERENCE
Angela Michele Walkup,

Unmarried

JAN 9 8 33 AM '90

1332 01/09 0101 03CHECK 198.40

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Catherine J. Richards, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Catherine J. Fergueson, as her Attorney-in-Fact, as the free act and deed of the within named Catherine J. Fergueson.

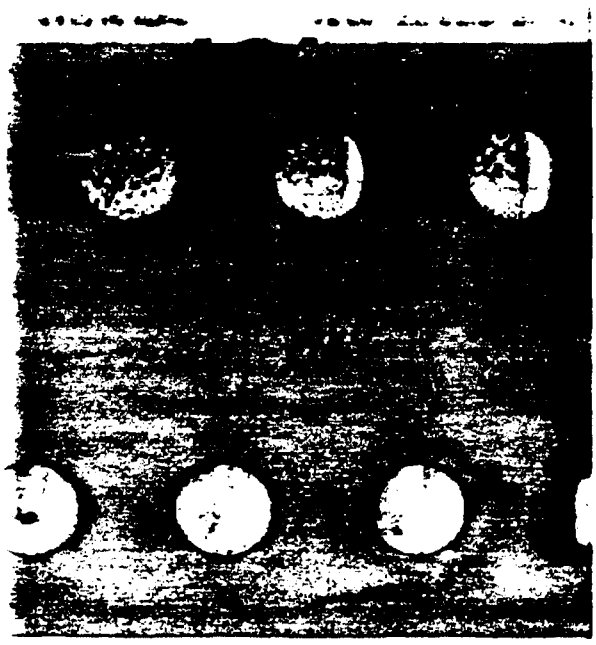
Witness my hand and official seal at Nashville, Tennessee, this 5TH day of JANUARY, 1990.

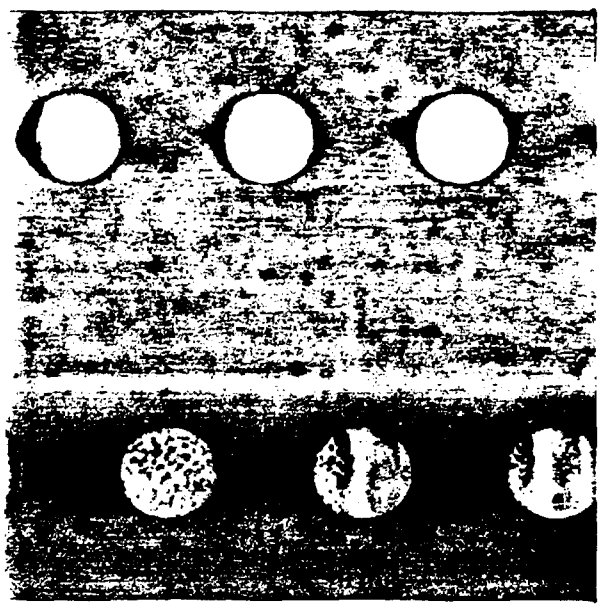
PUBLIC AT LARGE

My Commission Expires:

09/25/93

NOTARY PUBLIC I. Dyke Tatum





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8021 PAGE 823

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	58000.00
			CON TX	191.40
			PRFEE	1.00
			MDEED	6.00
			TOTAL	198.40
			CHECK	198.40
01/09/90	01		08:34 0001	1332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94879

IDENTIFI REFERENCE

JAN 9 8 33 AM '90

DAVIDSON COUNTY, TN

No. 282470