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FORM NO. WD-1

File # 25588
Loan # 30164

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$64,500.00 Theophilus Egbujor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 19 90

Notary Public

MY COMMISSION EXPIRES: 4-12-90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THEOPHILUS EGBUJOR (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 150-7
3245 New Towne Road (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle-Ste 400 (STREET ADDRESS)	PAR 61
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	2DX 04692

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, JOHN D. COUCH, JR. and wife, MARY KATHERINE COUCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THEOPHILUS EGBUJOR and wife, GRACE EGBUJOR

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 62, Section One, Town Village of the Country, of record in Book 5200, Pages 55 and 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John D. Couch, Jr., and wife, Mary Katherine Couch, by warranty deed from Perry A. Sawyer and wife, Muriel H. Sawyer, of record in Book 6476, Page 719, Register's Office for Davidson County, Tennessee.

98962

IDENTIF. REFERENCE

JAN 25 | 58 PM '90

FILED DAVIDSON COUNTY, TN. REGISTER

unimproved ( ) X
This is improved ( ) property, known as 3245 New Towne Road, Antioch, TN 37013
(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 17th day of January, 19 90

JOHN D. COUCH, JR. John D. Couch, Jr.

MARY KATHERINE COUCH Mary Katherine Couch

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN D. COUCH, JR. and wife, MARY KATHERINE COUCH

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 ~~12th~~ day of January, 19~~90~~.

Commission Expires 9/11/90

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

JOHN D. COUCH, JR.

MARY KATHERINE COUCH

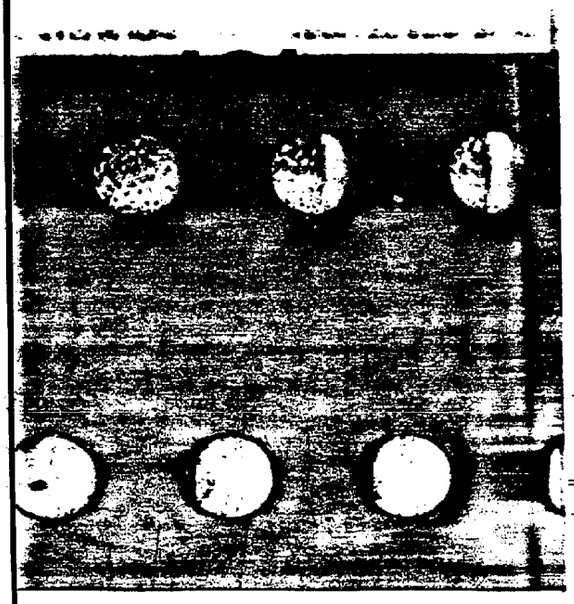
TO

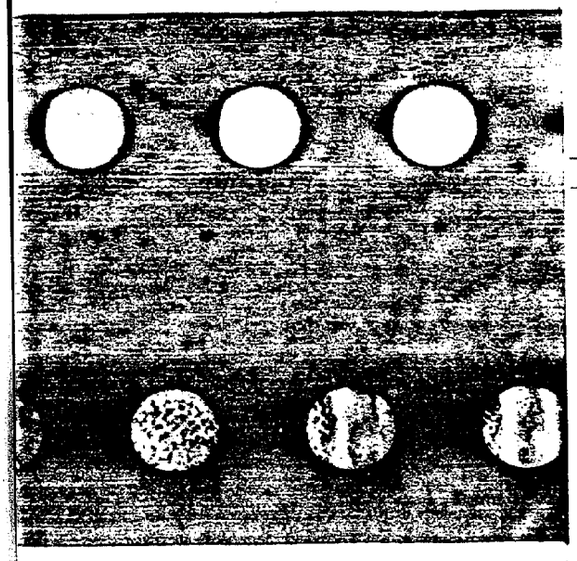
THEOPHILUS EGBUJOR

GRACE EGBUJOR

Saturn & Mazer, Attorneys
Row 1
Box 7

5177 01/25 0101 03CHECK 219.85





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 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 64500.00
				CON TX 212.85
				PRFEE 1.00
				WDEED 6.00
				TOTAL 219.85
				CHECK 219.85
01/25/90	01			13:55 0001 6177

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98962

IDENTIF. REFERENCE

JAN 25 1 58 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 286749