BOOK 8040 PAGE 267

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road,
P.O. Box 15015
Nashville, Tennessee 37215-0157
Dav. Co. File: Box 8:
W & I Ref. (ch) (Title No: 29964)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 75000.00

Affiant

Sworn and subscribed before me this
30th day of January, 1990.

Notary Public

My Comm. Expires: 9/26/92

BECKY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
Steven R. Cohan
4505 Harding Road Unit #110
Nashville, TN 37205

MORTGAGEE:
Atlantic Coast Mortgage Company
12700 Fair Lakes Circle Suite 400
Fairfax County, VA 22033

MAP-PARCEL NUMBER:
116-03-B110C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Isla Dickerson, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Steven R. Cohan, a single person,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 110 on the plan of Royal Oaks Condominium Apartments, of record in Book 5200, page 45, Register's Office for said County, which plan and record thereof are incorporated and made a part hereof by reference.

BEING the same property conveyed to Owen L. Dickerson and wife, Mary Isla Dickerson by deed from Julian J. Thomas, unmarried, of record in Book 5356, page 498, said Register's Office. Owen L. Dickerson has since died, leaving property vested in Mary Isla Dickerson as surviving tenant by the entirety.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5282, Page 972 and Book 5282, page 992, said Register's Office.

0 1 8 4 6

IDENTIF. REFERENCE

FEB 5 3 16 PM '90

DAVIDSON COUNTY TN.

0531 02/05 0101 03CHECK 254.50

This is improved property, known as: 4505 Harding Road Unit #110, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of January, 1990.

Mary Isla Dickerson

Mary Isla Dickerson

State of Tennessee
County of Davidson

On this 30th day of January, 1990, before me the undersigned authority, personally appeared Mary Isla Dickerson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

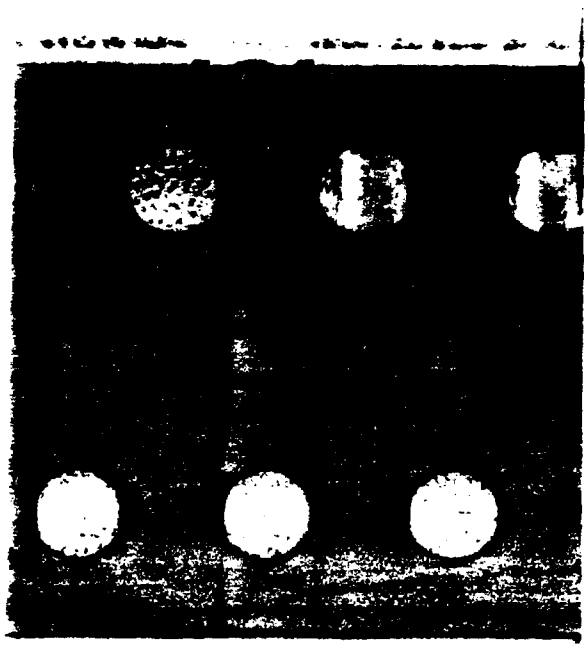
BECKY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

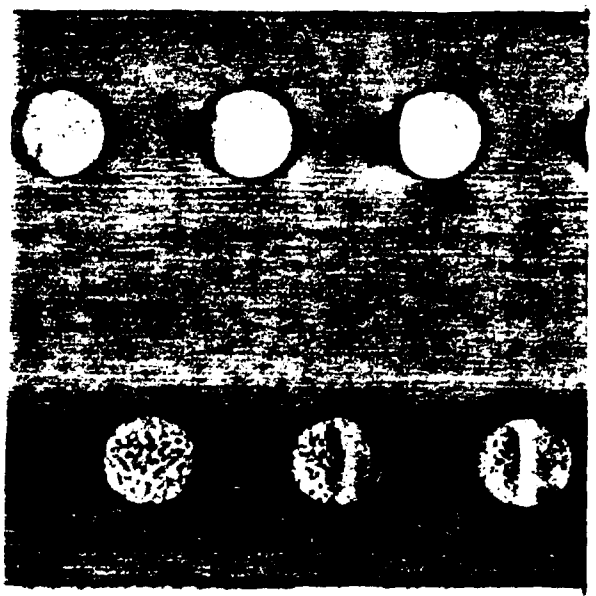
My Commission Expires: 9/26/92

Notary Public

W & I 1200

box 8/ch





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	75000.00
			CON TX	247.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	254.50
			CHECK	254.50
02/05/90	01	15:17	0001	0531

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 11 8 4 6.

IDENTIF. REFERENCE

FEB 5 3 16 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 290558