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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ 34,000.00

Ilean J. Broadway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF February 1990

Notary Public

MY COMMISSION EXPIRES 1-23-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Ava J. Brown (NAME)	Atlantic Coast Mortgage Company (NAME)	12W 25015
5507 New York Avenue (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle (STREET ADDRESS)	091-02-0-295.00
Nashville, TN 37209 (CITY) (STATE) (P. O ZIP)	Fairfax, VA 22033 (CITY) (STATE) (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, Walter Estes and Preston R. Perkerson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ava J. Brown

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 Lots Nos. 1414 and 1416 of Block 54 on Plan No. 2, West Nashville, of record in Book 57, page 172, Register's Office for said County.

Said Lots Nos. 1414 and 1416 front together 50 feet on the southerly side of New York Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Walter Estes and Preston R. Perkerson by deed from Ilean Broadway, a widow of record in Book 8013, page 728, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth in the above referenced plan of record.

00544 5
IDENTIFICATION REFERENCE
FEB 22 9 30 AM '90
DAVIDSON COUNTY TN.

4726 02/22 0101 03CHECK 119.20

This is unimproved (X) improved ( ) property, known as 5507 New York Avenue (House Number) (Street) Nashville, TN (P. O. Address) 37209 (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 our hand s this 20th day of February, 19 90

Walter Estes

Preston R. Perkerson

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tennessee

County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county, Walter Estes and Preston R. Perkerson

the within named 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 purpose therein contained.

WITNESS my hand, at office, this 20th day of February, 19 90

NOTARY PUBLIC

My commission expires:

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of 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 President (or other officer authorized to execute the instrument) of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

WITNESS my hand and seal, at office in ,

this day of , 19 .

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Walter Estes and Preston R. Perkerson

TO

Ava J. Brown

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

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 34000.00
CON TX 112.20
PRFEE 1.00
WDEED 6.00
TOTAL 119.20
CHECK 119.20

02/22/90 01 09:28 0001 4726

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05445

IDENTIF. REFERENCE

Feb 22 9 30 AM '90

DAVIDSON COUNTY TN.

No. 294703