File Box 29

BOOK 8052 PAGE 644

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,700.00

Calvin C. Combs, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 19 90

Notary Public Ollie Mae Parsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Calvin C. Combs, Jr. (NAME) | Mortgagee: Atlantic Coast Mortgage Company (NAME) | MAP 90-12 |
| 631 Westboro Drive (STREET ADDRESS OR ROUTE NUMBER) | 12700 Fair Lakes Circle, #400 (STREET ADDRESS) | PARCEL 203 |
| 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, Richard K. McDonald and wife, Teresa F. McDonald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Calvin C. Combs, Jr. and wife, Tanya M. Combs

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. 154 on the Plan of Charlotte Park, Section II, of record in Book 2663, pages 22 and 23, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Richard K. McDonald and wife, Teresa F. McDonald by deed from E. B. McDonald and wife, Katherine C. McDonald, filed of record in Book 6818, page 671, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

06517 IDENTIF. TREFERENCE FEB 27 9 45 AM '90 DAVIDSON COUNTY TN.

6016 02/27 0101 03CHECK 240.31

unimproved ( XX )
This is improved ( ) property, known as 631 Westboro Drive, Nashville, TN 37209
(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 our hand s this 23rd day of February, 19 90

Richard K McDonald
Richard K. McDonald
by Cynthia Denise Stephens atty in fact

Teresa F. McDonald
Teresa F. McDonald
by Cynthia Denise Stephens atty in fact

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STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Richard K. McDonald and wife, Teresa F. McDonald

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 23rd day of February, 19 90

Commission expires May 8, 1991

Ollie Mai Parsley
Notary Public

STATE OF TENNESSEE

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 _____

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____

day of _____, 19____

My commission expires _____

_____
Notary Public

**WARRANTY DEED**

**FROM**
Richard K. McDonald and wife, Teresa F. McDonald

**TO**
Calvin C. Combs, Jr. and wife, Tanya M. Combs

**Return to:**
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

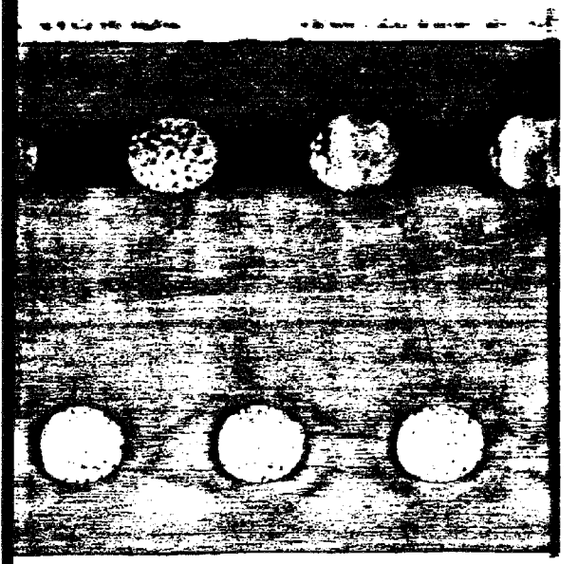
STATE OF TENNESSEE
COUNTY OF DAVIDSON

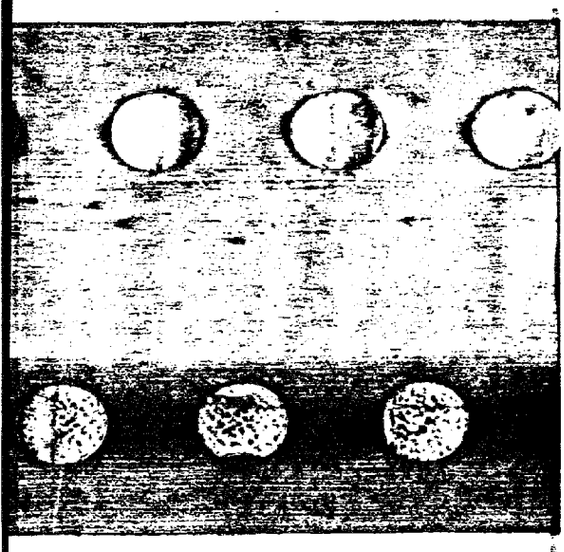
Personally appeared before me, the undersigned a Notary Public in and for said County and State the within named Cynthia Denise Stephens to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard K. McDonald and wife, Teresa F. McDonald and acknowledged that she executed the same as the free act and deed of said Richard K. McDonald and wife, Teresa F. McDonald.

Witness my hand and official seal at Nashville, TN this the 23rd day of February, 1990.

My Commission Expires:
May 8, 1991

Ollie Mai Parsley
Notary Public





**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 70700.00
CON TX 233.31
PRFEE 1.00
WDEED 6.00
TOTAL 240.31
CHECK 240.31

02/27/90 01 09:42 0001 6016

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06517

IDENTIF. REFERENCE

FEB 27 9 45 AM '90

DAVIDSON COUNTY TN.

No. 295978