FILE BOX 38 FILE #9268

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8053 PAGE 427

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LOUISE J. GRAF	ATLANTIC COAST MORTGAGE COMPANY	MAP 130-1
(NAME)	(NAME)	
118-A Blackburn Avenue	12700 Fair Lakes Circle, Ste 400	PARCEL 147
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Fairfax, VA 22033	7DZ-29990
(CITY) (STATE) (P. O. ZIP)	(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, CRAIG L. COATNEY and wife, ROBYN COATNEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LOUISE J. GRAF, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 64 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 421, pages 94 & 95, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Craig L. Coatney and wife, Marie G. Coatney by deed from Donald C. Powell of record in Book 7155, page 803, said Register's Office. Craig L. Coatney and Marie G. Coatney have since been divorced. Marie G. Coatney has since conveyed her interest, in said property to Craig L. Coatney by Quitclaim Deed of record in Book 7864, page 470, Register's Office for Davidson County, Tennessee.

Robyn Coatney, spouse of Craig L. Coatney, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Craig L. Coatney.

This conveyance is made subject to: (1) 1990 taxes which have been prorated and assumed by the Grantee; (2) All matters appearing on the Plan of record in Plat Book 421, pages 94 & 95.

06756

IDENTIFICATION REFERENCE

FEB 28 8 10 AM '90

DAVIDSON COUNTY TN.

6276 02/28 0101 03CHECK 335.35

unimproved (XX)
This is improved ( ) property, known as 118-A Blackburn Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 23 day of February, 19 90

Craig L. Coatney
CRAIG L. COATNEY

Robyn Coatney
ROBYN COATNEY

BOOK 8053 PAGE 428

STATE OF ~~TENNESSEE~~ INDIANA
COUNTY OF Steuben

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRAIG L. COATNEY and wife, ROBYN COATNEY with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 23rd day of February, 19 90.

My commission expires LAURA A. SHIVELY, NOTARY PUBLIC STEUBEN COUNTY, STATE OF INDIANA MY COMMISSION EXPIRES SEP.01,1990 Notary Public Laura A Shively

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Louise Graf
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 1990

MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL) Catherine O'Neal Notary Public

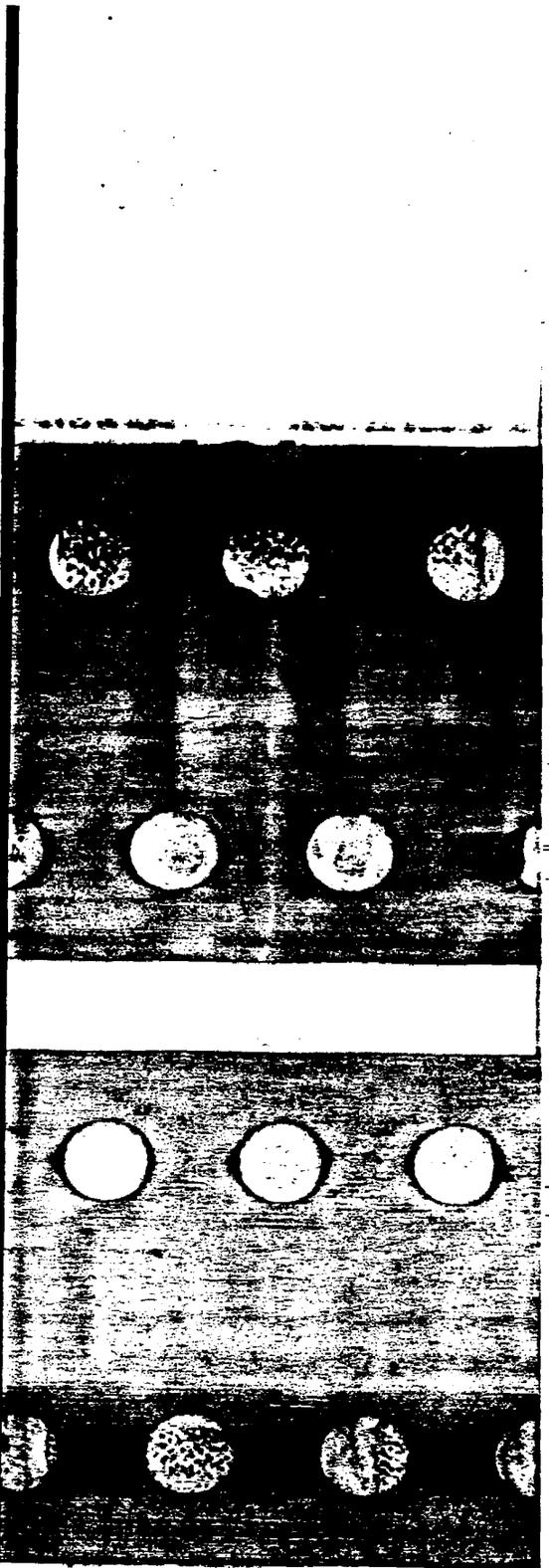
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM CRAIG L. COATNEY and wife, ROBYN COATNEY

TO LOUISE J. GRAF, unmarried

PLEASE RETURN TO: FILE BOX
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8053 PAGE 429

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	99500.00
			CON TX	328.35
			PRFEE	1.00
			WDEED	6.00
			TOTAL	335.35
			CHECK	335.35
02/28/90	01	08:06	0001	6276

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0675 6

IDENTIFICATION REFERENCE

FEB 28 8 10 AM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 296233