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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 $ 90,000.00

Ellen Simpson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 19 90

Notary Public

MY COMMISSION EXPIRES: 9/25/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
James Simpson	ATLANTIC COAST MORTGAGE COMPANY	156-5-7
(NAME)	(NAME)	
964 Harpeth Bend Drive	12700 Fair Lakes Cr., Suite 400	09D-28768
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Fairfax, VA 22033	
(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, WE, Donald G. Cothran and wife, Virginia Faye Cothran

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Simpson and wife, Ellen Simpson

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:

7463 05/01 0101 03CHECK 304.00

LAND in Davidson County, Tennessee, being Lot No. 777, on the Plan of Section Four - First Addition, Harpeth Woods, of record in Book 5200, page 635, Register's Office for Davidson County, Tennessee.

SAID Lot No. 777, which is a corner lot, fronts 141.3 feet on the easterly margin of Harpeth Bend Drive, and fronts 90.0 feet on the southerly margin of Beech Bend Drive, said frontages being joined by a curve having a length of 38.0 feet, and extends back 106.2 feet on the southerly line, and 105.0 feet on the easterly line, to a point of intersection.

BEING the same property conveyed to Donald G. Cothran and wife, Virginia Faye Cothran, by deed from Fox Ridge Company, a Limited Partnership, of record in Book 6310, page 102, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6097, page 560, said Register's Office, and to the matters set forth in the above referenced plan of record.

RECEIVED & RECORDED
DAVIDSON COUNTY, TN
MAY 1 8 42 AM '90

IDENTIFICATION REFERENCE

2279.3

unimproved ( )
This is improved (X) property, know as 964 Harpeth Bend Drive, Nashville, TN 37221
(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 convenant 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 27th day of April, 19 90

Donald G. Cothran

Virginia Faye Cothran

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald G. Cothran and wife, Virginia Faye Cothran

the bargainor s, with whom I am personally acquainted, * and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of April 19 90.

Commission expires 9/25/93

Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

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 _____.

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

My commission expires _____

Notary Public

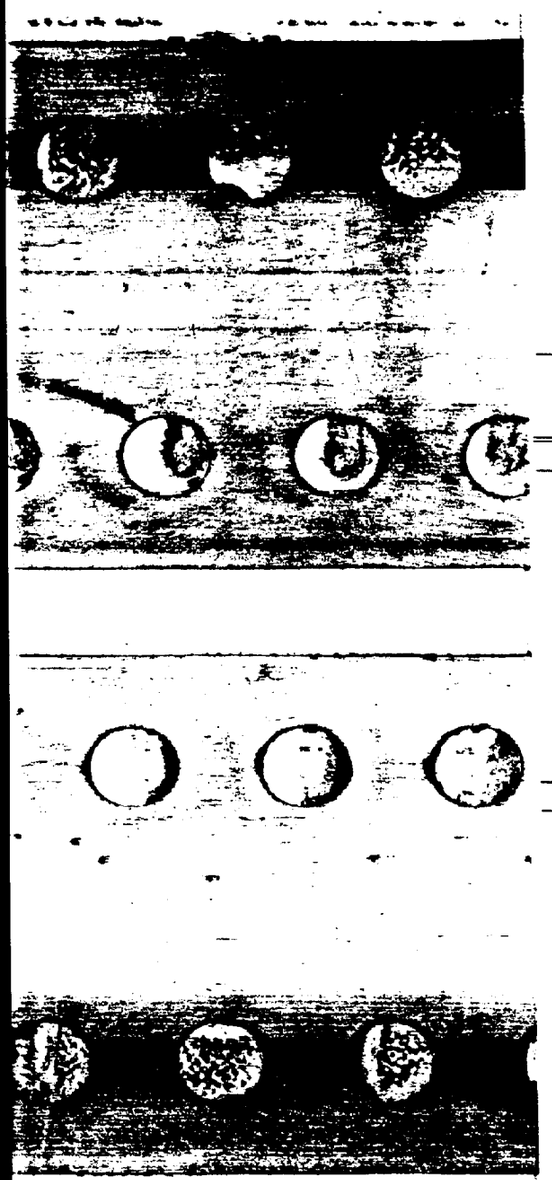
* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
Donald G. Cothran and wife,
Virginia Faye Cothran

TO
James Simpson and wife, Ellen
Simpson

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203



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 90000-00
CON TX 297-00
PRFEE 1-00
MDEED 6-00
TOTAL 304-00
CHECK 304-00

05/01/90 01 08:43 0001 7463

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2279.3.

IDENTIFICATION REFERENCE

MAY 1 8 42 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 314965