FORM NO. WD-1

FILE BOX 9

BOOK 8101 PAGE 100

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

S. Leonard Auman
Affiant

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

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 7-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
S. Leonard Auman, Jr. (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 132-5
4313 Lealand Lane (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle, Suite 400 (STREET ADDRESS)	PARCEL 57
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22033 (CITY) (STATE) (ZIP)	FB# 16DA16056

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, James W. Bilyeu and wife, Wadean H. Bilyeu,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO S. Leonard Auman, Jr., unmarried,

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. 15 on the Map of Glendale Park, Section 1, of record in Book 1130, page 45, Register's Office for said County.

SAID Lot No. 15 fronts 100 feet on the westerly margin of Lealand Lane, formerly Glendale Drive, and extends back 205 feet on the northerly line and 210.5 feet on the southerly line to a dead line in the rear, measuring 93 feet thereon.

BEING the same property conveyed to James W. Bilyeu and wife, Wadean H. Bilyeu by deed from John R. Cooper and wife, Hope C. Cooper of record in Book 7897, page 99, and by deed of correction of record in Book 7899, page 561, both in Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to: (a) property taxes for 1990 for which Grantee will be responsible; (b) restrictive covenants of record in Book 1129, page 558 and Book 1280, page 611, both in Register's Office for said County; (c) easement of record in Book 4100, page 311, said Register's Office; and (d) matters set forth on said plan.

This is unimproved ( ) improved (XX) property, known as 4313 Lealand Lane, Nashville, Tennessee 37204
(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 hands this 27th day of April, 19 90

James W. Bilyeu

Wadean H. Bilyeu

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named James W. Bilyeu and wife, Wadean H. Bilyeu

the bargainors, 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 1990

Commission expires 7-13-91

Notary Public

NOTARY PUBLIC AT LARGE

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

WARRANTY DEED

FROM

James W. Bilyeu and wife,

Wadean H. Bilyeu

TO

S. Leonard Auman, Jr.

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

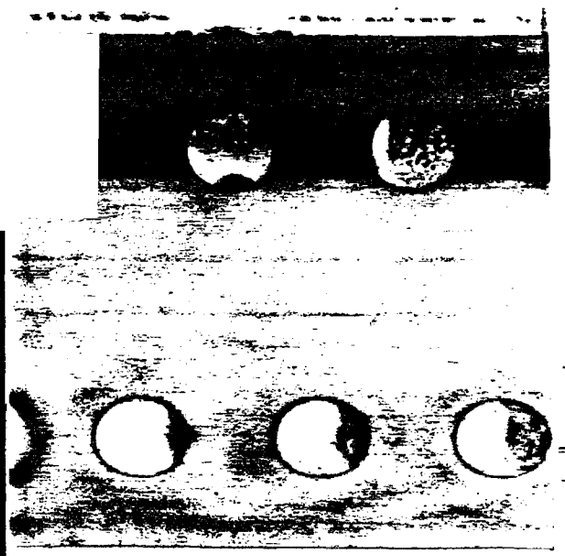
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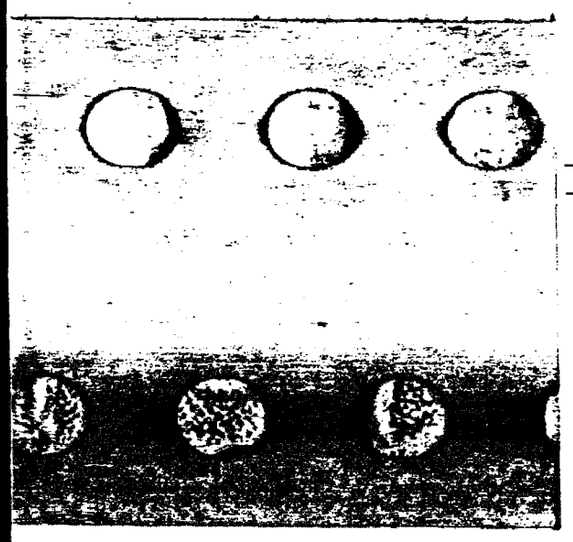
IDENTIFICATION REFERENCE

MAY 2 1 29 PM '90

DAVIDSON COUNTY, TN

B224 05/02 0101 03CHECK $37.00





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 100000.00
				CON TX 330.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 337.00
				CHECK 337.00
05/02/90	01			13:30 0001 8224

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23504

IDENTIFICATION REFERENCE

MAY 2 1 29 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 315718