FORM NO. WD-1

File # 25964
Loan # 30375

BOOK 8102 PAGE 235

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $129,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-17-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES D. ESSARY (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 160-3
5327 Anchorage Drive (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle-Ste 400 (STREET ADDRESS)	PAR 76
Nashville, Tn 37220 (CITY) (STATE) (P.O. ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	6DU 34805

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 B. LINN and wife Lillian L. Linn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES D. ESSARY and wife CHRISTINE ELAINE ESSARY

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. 300 on the Plan of Haileywood Estates - Section 8-A, of record in Book 2854, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

LILLIAN L. LINN, wife of JAMES B. LINN, joins in this Warranty Deed only for the purposes of encumbering such marital rights if any that she may have in and to said property.

BEING the same property conveyed to James B. Linn, a married person by quitclaim deed from Lillian L. Linn of record in Book 4686, Page 268, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) X ( ) improved property, known as 5327 Anchorage Drive, Nashville, Tn 37220
(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 their hand s this 27th day of April, 19 90

X James B Linn
JAMES B. LINN

X Lillian L Linn
Lillian L. Linn

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES B. LINN and wife Lillian L. Linn

the bargainors, 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 27th day of April, 19 90

Notary Public

Commission Expires 3-11-91

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

JAMES B. LINN

TO

JAMES D. ESSARY

CHRISTINE ELAINE ESSARY

Saturn & Mazer, Attorneys
Row 1
Box 7

238944

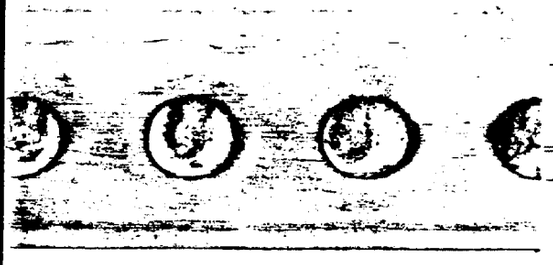
IDENTIFICATION REFERENCE

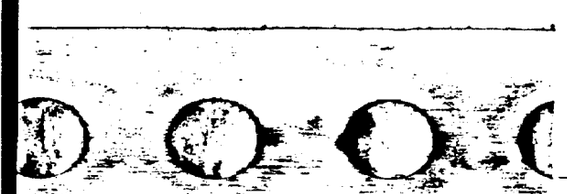
MAY 3 2 13 PM '90

DAVIDSON COUNTY, TN

8717 05/03 0101 02CHECK 432.70









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

RECEIVED OF _____

FOR BOOK 8102 PAGE 237

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	129000.00
			CON TX	425.70
			PRFEE	1.00
			WDEED	6.00
			TOTAL	432.70
			CHECK	432.70
05/03/90	01			14:14 0001 8717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23894

IDENTIFICATION REFERENCE

MAY 3 2 13 PM '90

DAVIDSON COUNTY, TN

No. 316205