BOOK 8172 PAGE 57

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August 19 90

Notary Public

MY COMMISSION EXPIRES: 7/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RETURN TO:
GREATER NASHVILLE TITLE & CLOSING CO., 223 Madison St., S. 106, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky Robinson (NAME)	American National Financial, Inc. (NAME)	Map 149-1B
308 Hampstead North (ADDRESS)	100 Ashford Center North, Suite 250 (ADDRESS)	Parcel 19
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Atlanta, GA 30338 (CITY) (STATE) (ZIP)	2DX-7522

FOR AND 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, VALUE PROPERTIES, INC. A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICKY ROBINSON

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. 318 on the Plan of Piccadilly Square, Phase III, as of record in Plat Book 6250, Pages 893, 893 and 894, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Value Properties, Inc., a Tennessee Corporation by Quitclaim Deed from Patricia P. Gilliam of record in Book 8007, Page 681 as re-recorded in Book 8169, Page 805, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO DECLARATION OF COVENANTS, RESTRICTIONS, ARTICLES OF INCORPORATION OF PICCADILLY SQUARE HOMEOWNERS ASSOCIATION, BYLAWS OF THE ASSOCIATION, MASTER DEED, INFORMATION BROCHURE, ADDL. RESTRICTIONS FOR SINGLE AND TWO FAMILY DWELLINGS, COMMON AREA WORKSHEETS AND ALL AS MADE, PROVIDED FOR AND SET OUT IN INSTRUMENT OF RECORD IN BOOK 6236, PAGES 680-733*, both inclusive and all in the Register's Office for Davidson County, Tennessee. * and all amendments thereto

unimproved ( )
This is improved (X) property, known as 308 Hampstead North, Antioch, Tn 37013
(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 my hand this 8th day of August 19 90

VALUE PROPERTIES, INC.
a Tennessee Corporation
by: Patricia P. Gilliam
President

DETN01W 12/88
First Data Systems, Inc.
1-800-826-5427

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, ______________________, a Notary Public in and for said County and State, the within named ______________________

____

____

the bargainor, ________, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ______ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ______________________, Tennessee, this ________ day of ______________ 19______.

Commission expires______________________ ______________________
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Patricia P. Gilliam ~~XXX~~ ______________ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the President ~~XXX~~ ______________ ~~XXXXXXXX~~ of the Value Properties, Inc. the within named bargainor, and corporation, and that she as such President ~~XXX~~ ______________ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Patricia P. Gilliam as such President ~~XXXXXXXXXXXXXXXXXXXX~~ ~~XXXXX~~.

Witness my hand and official seal at office at Nashville, Tennessee on this the 8th day of August 19 90.

My commission expires 7/23/94

Deane L. Gregory
Notary Public

4841.9

IDENTIFIED REFERENCE

AUG 10 9 17 AM '90

FILED [illegible]

WARRANTY DEED

FROM:

VALUE PROPERTIES, INC.
a Tennessee Corporation

TO:

RICKY ROBINSON

Greater Nashville Title
& Closing Company
223 Madison St., S. 106
Madison, TN 37115

865-1470

8764 08/10 0101 03CHECK 303.67

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8172 PAGE 59

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	89900.00
CON TX	296.67
PRFEE	1.00
WDEED	6.00
TOTAL	303.67
CHECK	303.67

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/10/90 01 09:19 0001 8764

4841.9

IDENTIFICATION REFERENCE

AUG 10 9 17 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 345210