PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (nb) (Title No: 30427)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 125500.00

Affiant

Sworn and subscribed before me this 12th day of September, 1990.

Notary Public

My Comm. Expires: Oct 9, 1991

NOTARY PUBLIC AT LARGE — CHRISTY — STATE OF TENNESSEE

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
Elizabeth McCarter 918 Kirkwood Avenue Nashville, Tennessee 37204	Atlantic Coast Mortgage Company 12700 Fair Lakes Circle Fairfax, Virginia 22033	16DA 12370 118-01-432

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael J. D'Andrea and Judy Daniels, both single persons,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth McCarter, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southwest part of a lot marked "Mrs. Rings's Lot", on the map of W.D. Gale's Kirkwood /addition of record in Book 332, Page 76, Register's Office for said county.

Said part of said lot fronts 87 feet on the northerly margin of Kirkwood Avenue, formerly Vaulx Lane and extends back 167 feet on the easterly line and 178.5 feet on the westerly line to an alley line in the rear, measuring 84 feet thereon.

Being the same property conveyed to Judy Daniels by deed from Nancy Portal, unmarried (also known as Nancy Mattos) of record in Book 6625, Page 699, said Register's Office. Judy Daniels has since conveyed to Michael J. D'Andrea and Judy Daniels all her interest in subject property, in order to create a Joint Tenancy With-Right of Survivorship, by quitclaim deed of record in Book 7377, Page 627 said Register's Office.

This instrument is executed on behalf of Michael J. D'Andrea by Judy Daniels as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 918 Kirkwood Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of September, 1990.

Michael J. D'Andrea BY: Judy Daniels, Atty-In-Fact

Judy Daniels

State of Tennessee
County of Davidson

On this 12th day of September, 1990, before me the undersigned authority, personally appeared Judy Daniels, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC AT LARGE — CHRISTY — STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Notary Public

W & I 12/89

EXHIBIT "A"
To
WARRANTY DEED

FROM: Michael J. D'Andrea and Judy Daniels

TO: Elizabeth McCarter

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Judy Daniels**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Michael J. D'Andrea**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of September, 1990.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: Oct 9, 1991

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Judy Daniels, Affiant

Sworn to and subscribed before me this

12th day of September, 1990.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

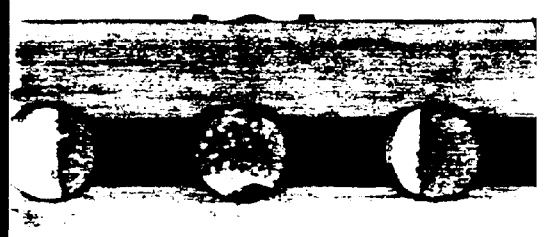
My Commission Expires: Oct 9, 1991

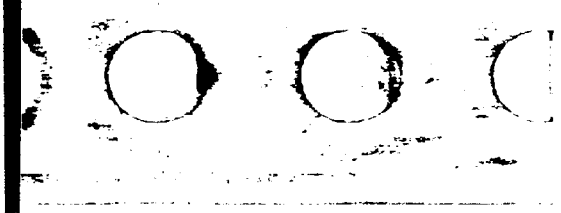
2005 09/14 0101 23CHECK 421.15

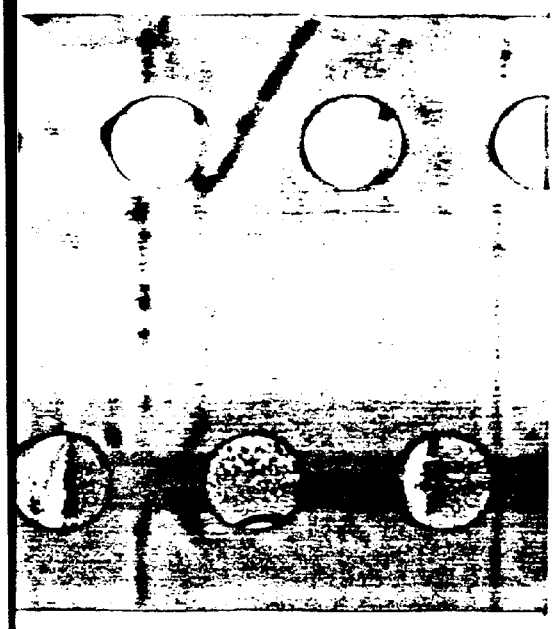
Sep 14 1 14 PM '90
FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

IDENTIFI REFERENCE

5 7 4 1 7







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8196 PAGE 235

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
125500.00
CON TX 414.15
PRFEE 1.00
WDEED 6.00
TOTAL 421.15
CHECK 421.15

09/14/90 01 13:16 0001 9005

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57417

IDENTIFICATION REFERENCE

SEP 14 1 14 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 355649