FORM NO. WD-1

File # 28516

BOOK 8243 PAGE 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$63,500.00 Janice Robinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November 19 90.

Notary Public

MY COMMISSION EXPIRES: 3-11-91
(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
JANICE ROBINSON (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 142-6-D
564 Doral Country Drive (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle-Ste 400 (STREET ADDRESS)	PARCEL 6
Nashville, TN. 37221 (CITY) (STATE) (P.O. ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	9D 75205

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, D. RUSS RICHARDS and wife, JANET G. RICHARDS

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

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 a part of the Plan of Doral Country Villa Condominiums , Section VII, as of record in Book 5200, Page 223, said Register's Office, the part hereby described being:
UNIT No. 96A on said Plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section VII, as of record in Book 5532, Page 727, Register's Office for Davidson County, Tennessee.

74747

IDENTIF. TREFERENCE

Nov 26 1 23 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

Being the same property conveyed to D. Russ Richards and wife Janet G. Richards by deed from Samuel R. Crocker, Trustee, of record in Book 7279, Page 875, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 564 Doral Country 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 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 hands this 16th day of November, 1990

D. Russ Richards
D. RUSS RICHARDS

Janet G. Richards
JANET G. RICHARDS

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 D. RUSS RICHARDS and wife, JANET G. RICHARDS

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 16th day of November, 19 90.

Commission Expires 3-11-91

Notary Public

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

D. RUSS RICHARDS

TO

JANET G. RICHARDS

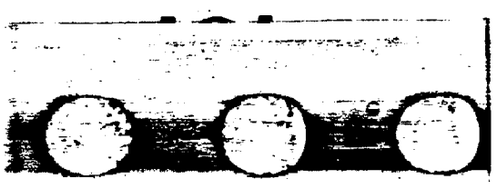
JANICE ROBINSON

Saturn & Mazer, Attorneys
Row 1
Box 7

92.6 11/26 0101 03CHECK 216.55

OFFICIAL RECEIPT

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



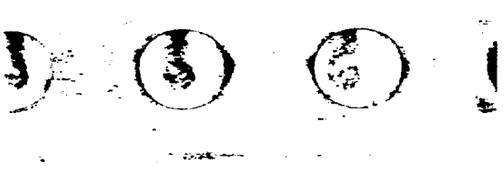
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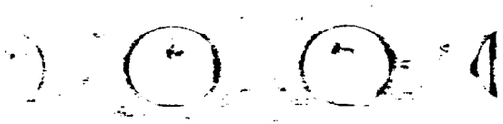
FOR _____

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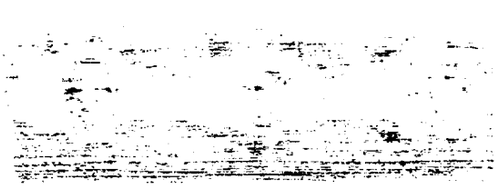
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 63500.00
				CON TX 209.55
				PRFEE 1.00
				WDEED 6.00
				TOTAL 216.55
				CHECK 216.55
11/26/90	01			13:21 0001 9916





RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



74747

IDENTIF. T REFERENCE

Nov 26 1 23 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 375896