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THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $178,500.00.

Jean Gray Litterer
Affiant

Subscribed and sworn to before this 12th day of December, 1990.

Notary Public

My Commission Expires:

79544

IDENTIF. REFERENCE

DEC 14 11 01 AM '90

FELIX ... WILSON ... DAVIDSON COUNTY TN.

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
JEAN GRAY LITTERER 6009 Ashland Drive Nashville, TN 37215	ATLANTIC COAST MORTGAGE 12700 Fair Lakes Circle Suite 400 Fairfax, VA 22033	MAP 114-15 PARCEL 34 FH 14220

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($178,500.00), cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **RICHARD A. WARDEN and wife, CAROLYN H. WARDEN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JEAN GRAY LITTERER, unmarried** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 408 on the Plan of Hillsboro Park, Section IV, of record in Book 2331, page 142, Register's Office for Davidson County, Tennessee.

SAID Lot No. 408 fronts 152.0 feet on the northwesterly side of Ashland Drive and extends back between lines 302.2 feet on the easterly line and 527.8 feet on the southwesterly line to a dead line in the rear measuring 338.6 feet.

BEING the same property conveyed to Richard A. Warden and wife, Carolyn H. Warden, by deed from Clara J. Miller and Lennie W. Jones of record in Book 4418, page 23, Register's Office for Davidson County, Tennessee.

This is improved property known as 6009 Ashland Drive, Nashville, Tennessee 37215.

9292 12/14 0101 03CHECK 596.06

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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, her heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 13th day of December, 1990.

Richard A Warden
RICHARD A. WARDEN

Carolyn H. Warden
CAROLYN H. WARDEN

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 RICHARD A. WARDEN and wife, CAROLYN H. WARDEN, 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.

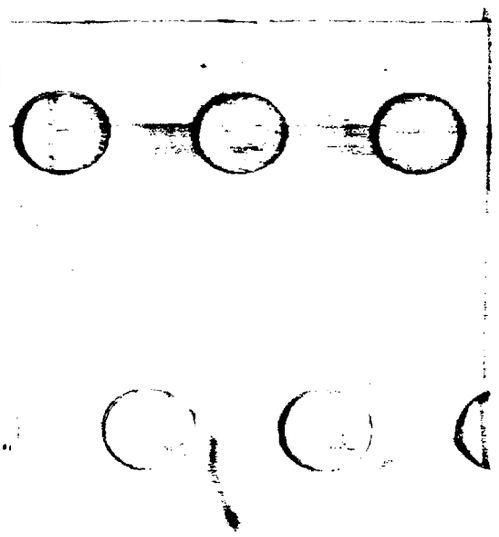
Witness my hand and official seal this 13th day of December, 1990.

Nancy R Cuttle
Notary Public

NANCY BUCHANAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

11/27/93



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 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 178500.00
CON TX 589.06
PRFEE 1.00
WDEED 6.00
TOTAL 596.06
CHECK 596.06

12/14/90 01 11:02 0001 9292

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79544

IDENTIF. REFERENCE

DEC 14 11 01 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 381717