THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

7874 03/29 0101 03CHECK 209.95

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Michael O. Mader 4768 Apollo Drive Antioch, TN 37013	Atlantic Coast Mortgage Co. 12700 Fair Lakes Circle Suite 400 Fairfax, Virginia 22033	Map # 149.09 Parcel # 163

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, DALE W. BLACK and wife, LEAH RENEE BLACK, do hereby transfer and convey unto MICHAEL O. MADER, unmarried, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Section 3, Barclay Square, of record in Book 4675, Page 154, Register's Office for said County.

Said Lot No. 52 fronts 76.09 feet on the easterly margin of Apollo Drive and extends back 125.00 feet on the northerly line and 120.00 feet on the southerly line to a dead line in the rear, measuring 55.94 feet thereon.

Being the same property conveyed to Dale W. Black and wife, Renee' Black by deed from Dennis Robert Bair and wife, Joyce M. Bair of record in Book 5892, Page 319, Register's Office for Davidson County, Tennessee.

This land is improved property known as 4768 Apollo Drive, Antioch, Tennessee, 37013.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said MICHAEL O. MADER, his heirs, successors and assigns forever.

The undersigned covenant with the said MICHAEL O. MADER, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1991 which are prorated to the date of closing and assumed by the Grantees.

2. Matters set forth on the Plan of record in Book 4675, Page 154, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 4872, Page 490, Register's Office for Davidson County, Tennessee.

Except as set forth above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said MICHAEL O. MADER, his heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 29th day of March, 1991.

Dale W Black

DALE W. BLACK

Leah Renee Black

LEAH RENEE BLACK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Warren Hoyt Smith, a Notary Public in and for said State and County, Dale W. Black and wife, Leah Renee Black, the within named 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 29th day of March, 1991.

Warren Hoyt Smith

NOTARY PUBLIC

My Commission Expires: 3-25-95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $61,500.00.

Michael O. Mader

MICHAEL O. MADER

Sworn to and subscribed before me this 29th day of March, 1991.

Warren Hoyt Smith

NOTARY PUBLIC

My Commission Expires: 3-25-95

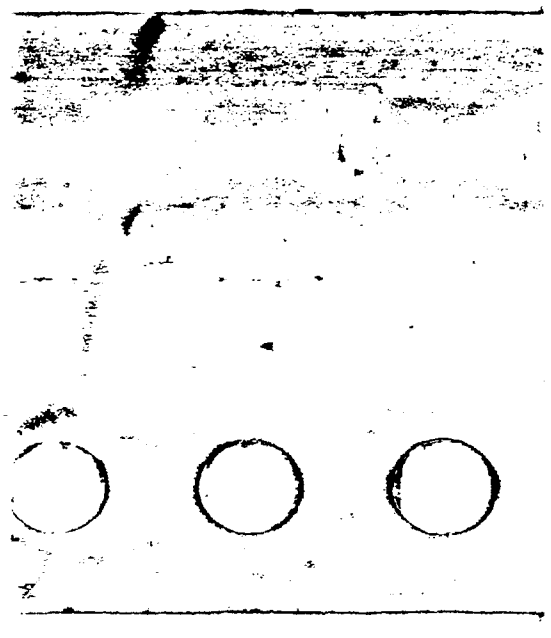
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

02858

IDENTIF. TREFERENCE

MAR 29 3 40 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

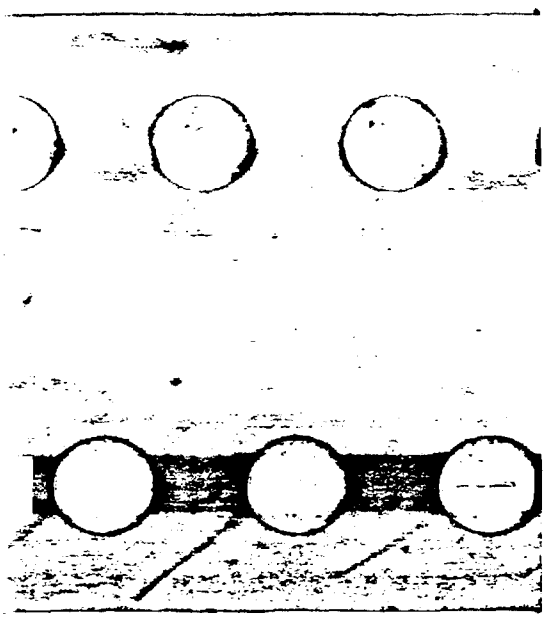
RECEIVED OF _____

FOR _____

BOOK 8319 PAGE 739

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 61500.00
CON TX 202.95
PRFEE 1.00
MTGFEE 6.00
TOTAL 209.95
CHECK 209.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/29/91 01 15:41 0001 7874

02858

IDENTIF. REFERENCE

MAR 29 3 40 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 408595