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FILE BOX 9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Renee S. Denney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 19 91

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 7/13/91
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Renee S. Denney (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 146-16
5209 Smartt Drive (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle, Suite 400 (STREET ADDRESS)	PARCEL 155
Nashville, TN 37220 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22033 (CITY) (STATE) (ZIP)	

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, Eufaula G. Tipton,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Renee S. Denney, unmarried,

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. 954 on the plan of Brentwood Hall, Section IX, of record in Book 2331, page 92, Register's Office for said County.

Said Lot No. 954 fronts 95 feet on the westerly margin of Smartt Drive and extends back 203.2 feet on the northerly line and 208 feet on the southerly line to a dead line in the rear, measuring 96 feet thereon.

Being the same property conveyed to Grady L. Tipton, Jr. and wife, Eufaula G. Tipton by deed from William Lee Ramsey and wife, Odie Maie Ramsey, of record in Book 2959, page 123, Register's Office for said County. Grady L. Tipton, Jr. died on or about March 4, 1988.

This conveyance is made subject to (a) property taxes for 1991 for which Grantee will be responsible, and (b) the matters set forth on said plan of record.

Eufaula G. Tipton has remarried but she and her present husband have never occupied said property.

12934

IDENTIF. REFERENCE

MAY 8 2 14 PM '91

FELIX Z. HILL, REGISTER
DAVIDSON COUNTY TN.

This is improved (XX) unimproved ( ) property, known as 5209 Smartt Drive, Nashville, Tennessee 37220
(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 6th day of May, 19 91

Eufaula G. Tipton
Eufaula G. Tipton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Eufaula G. Tipton

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of May 19 91

Commission expires 7/13/91

John V. Adams Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___

My commission expires _____

_____ Notary Public

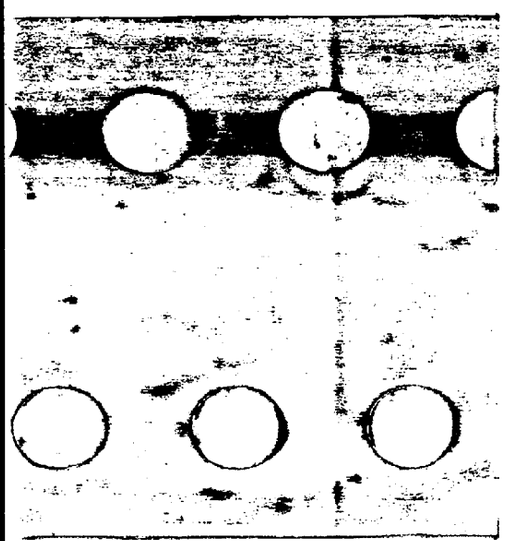
WARRANTY DEED

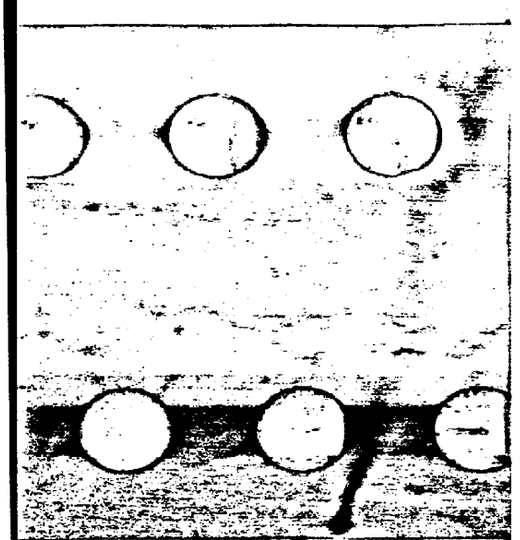
FROM
Eufaula G. Tipton,

TO
Renee S. Denney

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

0420 05/08 0101 03CHECK 271.00





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	80000.00
CON TX	264.00
PRFEE	1.00
[illegible]	6.00
TOTAL	271.00
CHECK	271.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY [illegible]

05/08/91 01 14:14 0001 0420

12934

IDENTIF. REFERENCE

MAY 8 2 14 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 420051