FORM NO. WD-1

BOOK 8388 PAGE 249

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~75,000.00~~

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 19 91

_____
Notary Public

MY COMMISSION EXPIRES: ~~October 9, 1994~~

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary E. Fisher, Attorney, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Keith E. Graves (NAME)	Atlantic Coast Mortgage Company its successo (NAME)	~~61 07 6~~
1014 Malquin Drive (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle #400 (STREET ADDRESS)	67.00
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22033 (CITY) (STATE) (ZIP)	15DZ 01940

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, E. Blaine Sprouse and wife, Mitzi W. Sprouse

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith E. Graves and wife, Sarah A. Graves

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. 7 and the easterly 20 feet of Lot 8, Block H, on the Plan of Broadmoor, Section 2, of record in Plat Book 547, Page 174, Register's Office for said County, to which reference is made for a more complete description.

Said property adjoins and fronts together 85.0 feet on the southerly margin of Malquin Drive and extends back between parallel lines 155 feet to a dead line.

Being the same property conveyed to E. Blaine Sprouse and wife, Mitzi W. Sprouse by deed of record in Book 6253, Page 850, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

27363

IDENTIFICATION

Jul 1 2 24 PM '91

This is ( ) unimproved (X) improved property, known as 1014 Malquin Drive, Nashville, TN 37216
(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 our hand s this 28th day of June, 19 91

E. Blaine Sprouse

Mitzi W. Sprouse

E. Blaine Sprouse

Mitzi W. Sprouse

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 E. Blaine Sprouse and wife, Mitzi W. Sprouse

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 Antioch, Tennessee, this 25th day of June, 19 91.

Notary Public

Commission Expires October 9, 1991

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

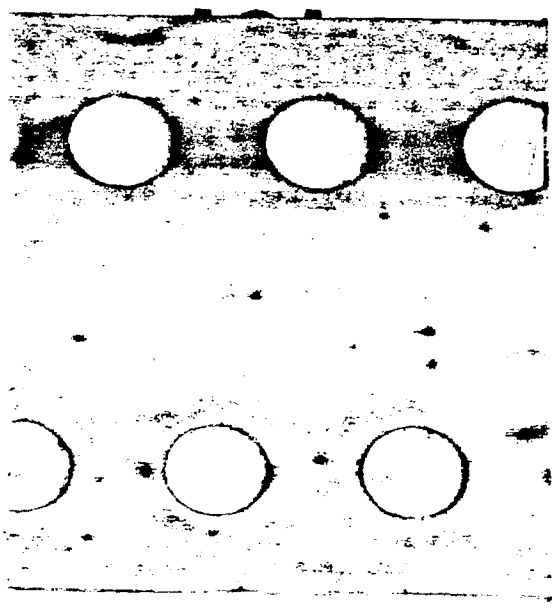
E. Blaine Sprouse and wife, Mitzi W. Sprouse

TO

Keith B. Graves and wife, Sarah A. Graves

7677 17/01 0101 03CHECK 284.50

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

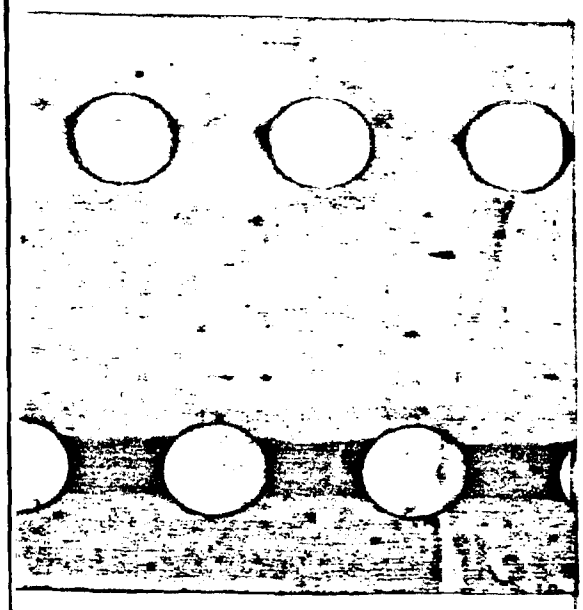
RECEIVED OF _____

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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 75000.00



CAMT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	6.00
TOTAL	284.50
CHECK	284.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/01/91 01 14:26 0001 7677

27363

IDENTIFICATION REFERENCE

JUL 1 2 24 PM '91

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

No. 436747