BOOK 8390 PAGE 730

FORM NO. WD-1

FILE BOX 9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

José E. Garcia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 1991

Notary Public

MY COMMISSION EXPIRES: 5/28/95
(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
Jose E. Garcia, et ux (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 161-6
5148 Ashley Drive (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle, Suite 400 (STREET ADDRESS)	PARCEL 43
Nashville, TN 37211 (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, Michael P. Huffman and wife, Frieda A. Huffman,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose E. Garcia and wife, Jeanett C. Scales,

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. 118 on the plan of Huntington Park, Section 1, of record in Book 4175, page 10, Register's Office for said County.

Said Lot No. 118 fronts 75.0 feet on the northeasterly margin of Ashley Drive and extends back 207.0 feet on the northwesterly line and 162.5 feet on the southeasterly line to a dead line in the rear, measuring 87.2 feet thereon.

Being the same property conveyed to Michael P. Huffman and wife, Frieda A. Huffman by deed from David F.Gibbs and wife, Linda Diane Gibbs, of record in Book 6274, page 181, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (a) property taxes for 1991 for which Grantees will be responsible, (b) restrictive covenants of record in Book 4225, page 778, said Register's Office, and (c) the matters set forth on said plan.

28222

REGISTER'S OFFICE

JUL 3 10 44 AM '91

3626 07/03 0101 03CHECK 347.40

unimproved ( )
This is improved (XX) property, known as 5148 Ashley Drive, Nashville, TN 37211
(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, 1991

Michael P. Huffman

Frieda A. Huffman

STATE OF TENNESSEE
Davidson County

BOOK 8390 PAGE 731

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Michael P. Huffman and wife, Frieda A. Huffman

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of June 19 91.

Commission expires 5/28/95

John V. Adams Notary Public

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

Michael P. Huffman and wife,

Frieda A. Huffman

TO

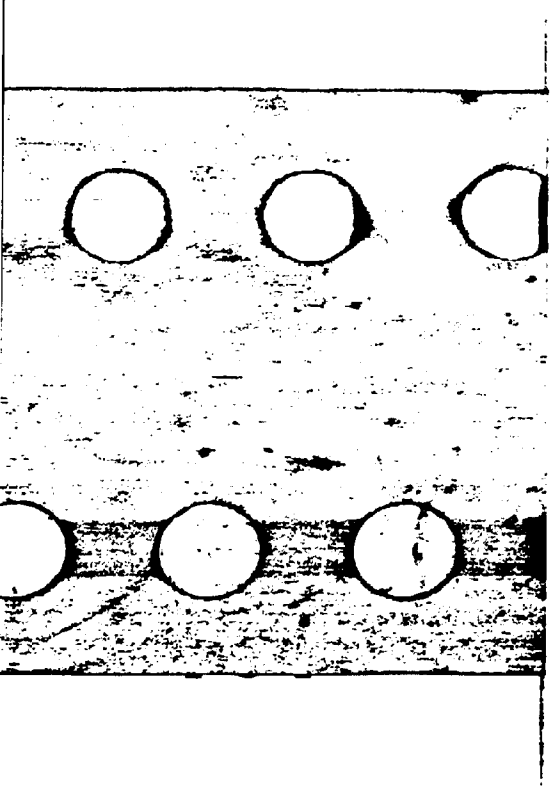
Jose E. Garcia and wife,

Jeanett C. Scales

Prepared By:

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





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8390 PAGE 732

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	92000.00
CON TX	340.40
PRFEE	1.00
MISC	6.00
TOTAL	347.40
CHECK	347.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/03/91 01 10:46 0001 8626

28222

IDENTIFICATION REFERENCE

JUL 3 10 44 AM '91

No. 437683