P EPARED BY (AND RETURN TO):
ILKINS & IVEY, Attorneys
Crestmoor Road; P.O. Box 150157
hville, Tennessee 37215-0157
Ph (615) 298-3312 - Fax. 292-8746

W & I Ref: (lh) (Title No: 31127)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 55000.00

Affiant

Sworn and subscribed before me this 30th day of August, 1991.

Notary Public

My Comm. Expires: Oct 9, 1991

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
Deborah Nims
245 East Timmons Avenue
Nashville, TN 37211

MORTGAGEE:
Atlantic Coast Mortgage Company
12700 Fair Lakes Circle, Ste. 400
Fairfax, VA 22033

MAP-PARCEL NUMBERS
119-14-85 6DA-31874

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathan B. Vezner and spouse, Kathleen Mattea Vezner,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Deborah Nims,,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 23, Block A on the plan of Part One of Woodbine Courts, of record in Book 1130, page 39, Register's Office for said County.

SAID Lot No. 23 fronts 75 feet on the southerly margin of East Timmons Avenue and extends back 216.7 feet on the easterly line and 217.3 feet on the westerly line to a dead line in the rear, measuring 75 feet thereon.

BEING the same property conveyed to Marcia MeKeough and Kathleen Mattea by deed from Kevin T. Shea and wife, Andrea of record in Book 7148, page 491, said Register's Office. Marcia McKeough has since conveyd all her interest in subject property to Kathleen Mattea Vezner and husband, Jonathan B. Vezner, a fee simple estate, as tenants by the entirety, of record in Book 7590, page 552, Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

4443 (1)

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7927 09/04 0101 03CHECK 210.50

This is improved property, known as: 245 East Timmons Avenue, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of August, 1991.

Jonathan B. Vezner by Cheryl Harris his Attorney in Fact

Kathleen Mattea Vezner by Cheryl Harris her Attorney in Fact

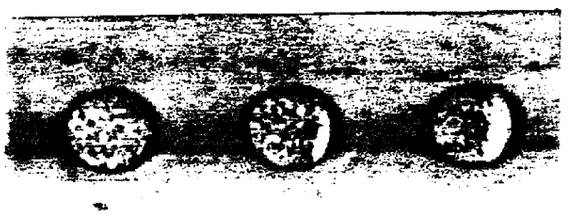
State of Tennessee
County of Davidson

On this 30th day of August, 1991, before me the undersigned authority, personally appeared Jonathan B. Vezner and Kathleen Mattea Vezner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 8435 PAGE 752

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 55000.00
CON TX 203.50
PRFEE 1.00
MTGFEE 6.00
TOTAL 210.50
CHECK 210.50

09/04/91 01 15:27 0001 7927

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44430

SEP 4 3 25 PM '91

No. 456212