BOOK 8437 PAGE 47

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September 19 91

Notary Public

MY COMMISSION EXPIRES: 4/23/93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405-C OLD TWO MILE PIKE, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEBRA K. PRESTON	ATLANTIC COAST MORTGAGE COMPANY	MAP 33-07
(NAME)	(NAME)	
309 FAIRBANKS ROAD	12700 FAIR LAKES CIRCLE, STE 400	PARCEL 8
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072	FAIRFAX, VA 22033	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, JOHN JOSEPH MESSINA AND WIFE, SANDRA R. MESSINA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEBRA K. PRESTON AND DOROTHY D. REAVIS

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:

Being Lot No. 22 on the Plan of Blair Manor Subdivision, as of record in Book 3300, page 32, described as follows:

BEGINNING at a point in the east margin of Fairbanks Road at the corner of Lots 21 and 22; thence with the line between said lots, easterly 272.51 feet to a point; thence northerly 183 feet to the southerly margin of Agee Road; thence with the margin of the same, westerly 199.74 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to the margin of Fairbanks Road; thence with the margin of the same, southerly 151.66 feet to the point of beginning.

Being the same property conveyed to JOHN JOSEPH MESSINA AND WIFE, SANDRA R. MESSINA by deed of record in Book 4526, page 680, Register's Office for Davidson County, Tennessee.

4483.4

IDENTIFICATION REFERENCE

SEP 6 9 07 AM '91

unimproved ( )
This is improved (XX) property, known as 309 FAIRBANKS ROAD, GOODLETTSVILLE, TN 37072
(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 4th day of September, 19 91

Sandra R. Messina
SANDRA R. MESSINA

John Joseph Messina
JOHN JOSEPH MESSINA

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN JOSEPH MESSINA AND WIFE, SANDRA R. MESSINA

the bargainor S, 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 GOODLETTSVILLE, Tennessee, this 4th day of September, 19 91.

Commission expires 1/23/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

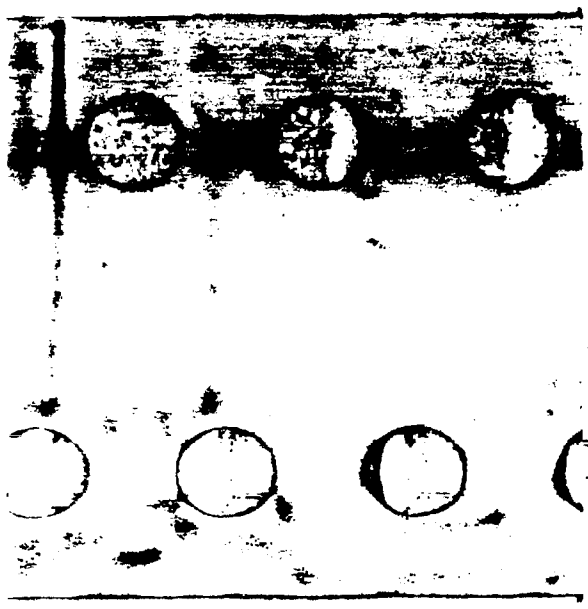
8394 09/06 0101 03CHECK 262.30

WARRANTY DEED

FROM

TO

RETURN TO:



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

RECEIVED OF _____

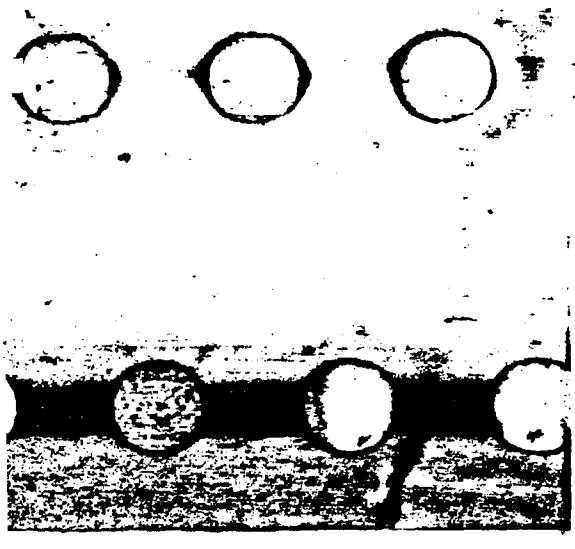
FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 69000.00
CON TX 255.30
PRFEE 1.00
WDEED 6.00
TOTAL 262.30
CHECK 262.30
09/06/91 01 09:14 0001 8394



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44834
Identification Reference
Sep 6 9:07 AM '91
F.Z. Wilson II, Register
Davidson County Tn

No. 456669