This Instrument Prepared By:

Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brentwood, TN 37027

FILE BOX
#52

WARRANTY DEED

BOOK 8449 PAGE 295

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrick Kerry Denton (NAME)	Atlantic Coast Mortgage Company (NAME)	104-16B3C0
2005-A Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle, S-400 (STREET ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Fairfax, VA 22033 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) ---------- *Dollars.*

Cash in hand paid by Patrick Kerry Denton and Leon Ray Denton and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Margaret Nelle Martin , an unmarried person

have this day bargained and sold, and do hereby transfer and convey unto the said Patrick Kerry Denton and Leon Ray Denton

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Ashwood Court Townhouse Condominium, of record in Book 5200, page 436, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Margaret Nelle Martin by dded from Rodney E. Kirk and Douglas M. Kirk of record in Book 6639, page 244, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Taxes, (2) All restrictions of record, (3) All matters contained in the Declaration of Covenants, Conditions, Restrictions, Master Deed & By-Laws of record, (4) All easements of record, (5) All visible easements, (6) All matters appearing on the plan of record, (7) All applicable Governmental and Zoning Regulations.

3642 09/25 0101 03CHECK 262.30

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $ 69,000.00

Subscribed and sworn to before me this the 20th *day of* September *19* 91

Affiant

My Commission expires: 3/ 7/95 *(Affix Seal)*

Notary Public Brenda Lehman Jobe

This is improved (XX) property, known as 2005-A Ashwood Avenue Nashville, TN 37212 *(House Number) (Street) P.O. Address: (City or Town)*

unimproved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 20th *day of* September *, 19* 91 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Margaret Nelle Martin

Margaret Nelle Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 8449 PAGE 296

Personally appeared before me Brenda Lehman Jobe, *a Notary Public in and for said County and State* Margaret Nelle Martin, an unmarried person

the within named bargainor (s), *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Brentwood, *Tennessee, this* 20th *day of* September, *19* 91

Brenda Lehman Jobe
Notary Public
Brenda Lehman Jobe

Commission expires 3/ 7/95

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____.

_____
Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this _____ *day of* _____, *19* _____ *before me, the undersigned, a Notary Public in and for said County and State, personally appeared* _____, *to me known (or proved by me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of* _____, *and acknowledged that* _____ *executed the same as the free act and deed of said* _____.

Witness my hand and official seal at _____, *Tennessee, this* _____ *day of* _____, *19* _____.

_____
Notary Public

My Commission Expires _____

4 9 3 0 2

SEP 25 8 21 AM '91

WARRANTY DEED

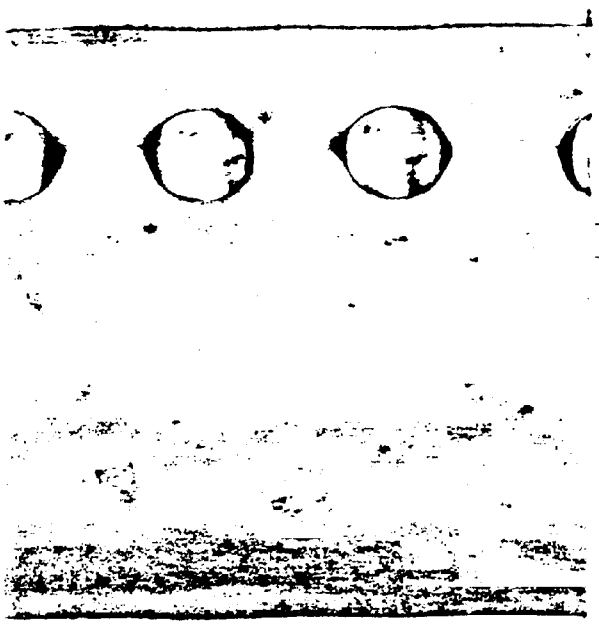
FROM Margaret Nelle Martin

TO Patrick Kerry Denton and Leon Ray Denton

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8449 PAGE 297

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
09/25/91	01		08:21 0001	3642

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49302

SEP 25 8 21 AM '91

No. 461831