STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 56,900.00

Subscribed and sworn to before me, this the 1st day of October 19 91

My commission expires: 9-24-94 (Affix Seal)

Affiant Arnett Sims

Notary Public Carol Page

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
MAIL
181 East Main Street · Jefferson Building · Suite 8 · Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: MORTGAGEE
Arnett Sims	ATLANTIC COAST MORTGAGE COMPANY
2809 Gear ~~Avenue~~ Street (STREET ADDRESS)	12700 Fair Lakes Circle, Ste 400 (STREET ADDRESS)
Nashville, TN 37216 (CITY STATE ZIP)	Fairfax, Virginia 22033 (CITY STATE ZIP)

MAP & PARCEL NO.: 72-5-109

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Mary Louise Jones , unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Arnett Sims, Unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 63 on the Plan of Burchwood Estates Extended, of record in Plat Book 843 at page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph W. Jones and wife, Mary Louise Jones by deed from Wayne Epperly and wife, Ruth S. Epperly of record in Book 5241 at page 587, Register's Office for Davidson County, Tennessee; the parties having since been divorced and Joseph W. Jones having conveyed all his right, title and interest to Mary Louise Jones by Deed of Record in Book 8232 at page 669, said Register's Office.

This conveyance is subject to taxes for the year 1991 and subsequent years, easements and restrictive covenants of record.

1641 10/10 0101 03CHECK 217.53

RECEIVED FOR RECORD
Oct 10 9 07 AM '91
REGISTER'S OFFICE

5.32.93

THIS IS _____ IMPROVED PROPERTY KNOWN AS 2809 Gear ~~Avenue~~ Street, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my hand this 1st day of October, 19 91

Mary Louise Jones

Mary Louise Jones

[redacted]

State of Tennessee
County of Davidson

On this 1st day of October, 19 91, before me personally appeared Mary Louise Jones, unmarried to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My commission expires:

9/24/94

Carol Page
Notary Public
Carol Page

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

WARRANTY DEED

TENNESSEE TITLE & TRUST, Inc.

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

RECEIVED OF _____

FOR _____

BOOK 8461 PAGE 300

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 56900.00
CON TX 210.53
PRFEE 1.00
WDEED 6.00
TOTAL 217.53
CHECK 217.53

10/10/91 01 09:09 0001 1641

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.3293

TENNESSEE

OCT 10 9 07 AM '91

No. 466428