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Box 22

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,750.00

Benny Wayne Farrar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 19 91

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES 09/25/93

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC AT LARGE TENN.

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	~~XXXXXXXXXX~~ Mortgagee:	MAP PARCEL NUMBER
Benny Wayne Farrar (NAME)	ATLANTIC COAST MORTGAGE COMPANY (NAME)	141-15-D-40CO
7616 Staffordshire Drive (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Cr., Suite 400 (STREET ADDRESS)	09D-79711
Nashville, TN 37221 (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, David E. Lemke and Margaret R. Castle, Both Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benny Wayne Farrar and wife, Francisca Jewell Farrar

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. 40, on the Plan of Phase I, "Sheffield" on the Harpeth, of record in Plat Book 6900, pages 9, 10, and 11, Register's Office for Davidson County, Tennessee.

SAID Lot No. 40 fronts 80.00 feet on the easterly margin of Staffordshire Drive and extends back between parallel lines, 140.00 feet to a dead line.

BEING the same property conveyed to David E. Lemke and his wife, Margaret C. Lemke, by deed from Phillips Builders, Inc., of record in Book 7666, page 464, Register's Office for Davidson County, Tennessee. SAID parties have since divorced and pursuant to Final Decree, Case No. 91D-246, Probate Circuit Court for Davidson County, Tennessee, property is vested in David E. Lemke and Margaret Castle Lemke (now known as Margaret R. Castle), as tenants in common.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Phase I, "Sheffield" on the Harpeth, as said areas are set forth and defined in Restrictions of record in Book 6925, page 900 and Book 7145, page 954; Unanimous Consent of record in Book 8276, page 238; By-Laws of record in Book 7145, page 964, as amended in Book 8146, page 463; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

*** CONTINUED

unimproved (XX)
This is improved ( ) property, know as 7616 Staffordshire Drive, Nashville, TN 37221
(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 convenant 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 their hand s this 15th day of November, 19 91

David E. Lemke

Margaret R. Castle

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David E. Lemke and Margaret R. Castle

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 15th day of November, 1991

Commission expires _____

Notary Public

* or proved to me on the basis of satisfactory evidence.

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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
David E. Lemke and Margaret R. Castle

TO
Benny Wayne Farrar and wife, Francisca Jewell Farrar

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

*** SOURCE OF DESCRIPTION: Survey dated October 31, 1991, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

6.3095

REGISTER'S OFFICE
Nov 19 1 51 PM '91

0626 11/19 0101 03CHECK 509.09

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 135750.00
CON TX 502.09
PRFEE 1.00
WDEED 6.00
TOTAL 509.09
CHECK 509.09

11/19/91 01 13:53 0001 0626

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.30 95.

IDENTIFICATION REFERENCE

Nov 19 1 51 PM '91

No. 477712