File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8496 PAGE 249

ADDRESS NEW OWNER:
Gary M. Smith
3325 Chesapeake Circle
Nashville, TN 37207

SEND TAX BILL:
To Mortgagee

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

MAP AND PARCEL:
MAP 50-10
PARCEL 81
12d 36163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James H. Dawkins and wife, M. Maxine Dawkins, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gary M. Smith, unmarried , 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 53 on the Plan of Chesapeake Homes, Section 3 of record in Book 5200, Page 640, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James H. Dawkins and wife, M. Maxine Dawkins, by deed from Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 8302, Page 865, and re-recorded in Book 8496 Page 247, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 6285, Page 885, said Register's Office.

This conveyance is subject to minimum building setback line and utility anchor easement of record in Book 5200, Page 640, said Register's Office.

This is improved property known as 3325 Chesapeake Circle, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gary M. Smith, unmarried, their heirs and assigns, forever; and we, James H. Dawkins and wife, M. Maxine Dawkins 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

6539

Nov 27 2 15 PM '91

3255 11/27 0101 03CHECK 162.40

Witness our hands this the 26th day of November, 1991.

James H. Dawkins

M. Maxine Dawkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James H. Dawkins and wife, M. Maxine Dawkins the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of November, 1991.

NOTARY PUBLIC

My Commission Expires: 5-22-93

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 42,000.00.

AFFIANT

Subscribed and sworn to before me this 26th day of November, 1991.

NOTARY PUBLIC
My Commission Expires: 5-22-93

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 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 6.00
TOTAL 162.40
CHECK 162.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/27/91 01 14:18 0001 3255

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IDENTIFICATION

Nov 27 2 16 PM '91

No. 480311