THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00265069

WARRANTY DEED

BOX 35 BOOK 8498 PAGE 303

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lawrence J. Kearns (NAME)	Atlantic Coast Mortgage Co. (NAME)	MAP 117-1
707 Cantrell Avenue (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle (STREET ADDRESS)	PARCEL 48
Nashville, TN 37215 (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 Lawrence J. Kearns and wife, June O. Kearns and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

Obert L. Forss and wife, Patricia A. Forss

have this day bargained and sold, and do hereby transfer and convey unto the said Lawrence J. Kearns and wife, June O. Kearns

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 60 feet of Lot No. 3 and the northerly 20 feet of Lot No. 4 of Block "H" on the Plan of W. M. Cantrell's Subdivision, of record in Book 332, page 85, Register's Office for said County.

Said parts of Lots Nos. 3 and 4 front together 80 feet on the westerly side of Cantrell Avenue and run back between parallel lines, 221-1/4 feet to an alley.

Being the same property conveyed to Obert L. Forss and wife, Patricia A. Forss, by deed from John William Rich of record in Book 7728, page 808, Register's Office of Davidson County, Tennessee.

6.50 78.

DEC 2 2 10 PM '91

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 164,000.00

Affiant Lawrence J. Kearns

Subscribed and sworn to before me this the 25th *day of* November *19* 91

My commission expires: 1-23-93 *(Affix Seal)*

Notary Public Cynthia O. Dodd

This is improved ( ) unimproved ( ) property, known as 707 Cantrell Avenue, Nashville, TN 37215
(House Number) (Street) P.O. Address: (City or Town)

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 25th *day of* November *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.*

Obert L. Forss

Patricia A. Forss

STATE OF FLORIDA
COUNTY OF BROWARD

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Obert L. Forss and Patricia A. Forss

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* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Broward County Fl.
this 25th *day of* November, *19* 91.

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: MAY 17, 1994.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Patricia G. Harrison *Notary Public*

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 _____

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WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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	164000.00
			CON TX	606.80
			PRFEE	1.00
			WDEED	6.00
			TOTAL	613.80
			CHECK	613.80
12/02/91	01		14:12 0001	8393

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.5978

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