BOOK 8590 PAGE 659

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 7

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,900.00

Monte E. Manor Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 19 92

Notary Public

MY COMMISSION EXPIRES 11/27/95
(AFFIX SEAL)

29887

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monte E. Manor, Jr. (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 91-6
5708 Tennessee Avenue (ADDRESS)	12700 Fair Lakes Circle-Ste 400 (ADDRESS)	PARCEL 251
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	12W-18350

FOR AND 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, Raymond Ward, Unmarried Person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monte E. Manor, Jr. and wife, Peggy D. Manor

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 Nos. 1617 and 1619, Block 14, on the Map of Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for said County. Said Lot Nos. 1617 and 1619, adjoins and fronts together 50 feet on the North side of Tennessee Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Raymond Ward, Unmarried Person by deed from Thomas Franklin Mabry et al of record in Book 7726, Page 537, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

The Grantor Raymond Ward has a Social Security No. [redacted]-4722 and is not the Raymond Ward against whom their ARE Federal Tax Leins of record in Book 7816, Page 242, Book 8334, Page 217, and Book 8382, Page 197,Register's Office for Davidson County, Tennessee.

APR 1 2 59 PM 92
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
J 7 8 6 2

6173 04/01 0101 03CHECK 176.83

unimproved ( )
This is improved (X) property, known as 5708 Tennessee Avenue, Nashville, TN 37209
(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 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 25th day of March, 19 92

Raymond Ward
Raymond Ward

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond Ward, Unmarried Person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained Witness my hand and official seal at Nashville _____, Tennessee, this 25th day of March 19 92

Commission expires 1/22/95

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

WARRANTY DEED

FROM

Raymond Ward

TO

Monte E. Manor, Jr. and wife, Peggy D. Manor

RETURN TO:

Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, Tennessee 37201



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 45900.00
CON TX 169.83
PRFEE 1.00
WDEED 6.00
TOTAL 176.83
CHECK 176.83

04/01/92 01 14:59 0001 6173

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97862

IDENTIFI REFERENCE

APR 1 2 59 PM '92

DAVIDSON COUNTY, TN

No. 517077