Box 14

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF May 19 92

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHERNAU, MILAM & WEISS, P.C., 424 Church Street, Suite 1350, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
REUBEN M. SMITH (NAME)	ATLANTIC COAST MORTGAGE COMPANY (NAME)	MAP 104-09
3523 Richland Avenue (ADDRESS)	12700 Fair Lakes Cr., Suite 400 (ADDRESS)	PARCEL 151
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	FB 26W-02395

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, FRANK C. MAY AND WIFE, DIANE C. MAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REUBEN 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:

LAND in Davidson County, Tennessee, being the westerly one-half of Lot No. 58, Block 3, Division "A", on the Plan of Richland Realty Company's Subdivision, of record in Plat Book 161, Page 151, Register's Office of Davidson County, Tennessee.

SAID part of said Lot No. 58 fronts 50 feet on the southerly side of Richland Avenue and runs back between lines 200 feet to a dead line in the rear on which it measures 56 feet.

BEING the same property conveyed to Frank C. May and wife, Diane C. May, by Deed from Heritage Properties, Inc., a Tennessee Corporation, of record in Book 6579, Page 505, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

16501

IDENTIF. TREFERENCE

JUN 4 3 54 PM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

Unimproved ( )
Is improved (X) property, known as 3523 Richland Avenue, Nashville, TN 37205
(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 our hand s this 30th day of May 19 92

Frank C. May
FRANK C. MAY

Diane C. May
DIANE C. MAY

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 FRANK C. MAY AND WIFE, DIANE C. MAY

the 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 Nashville Tennessee, this 30th day of May 19 92

Commission expires 7/24/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

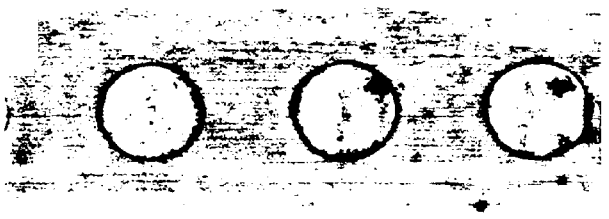
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

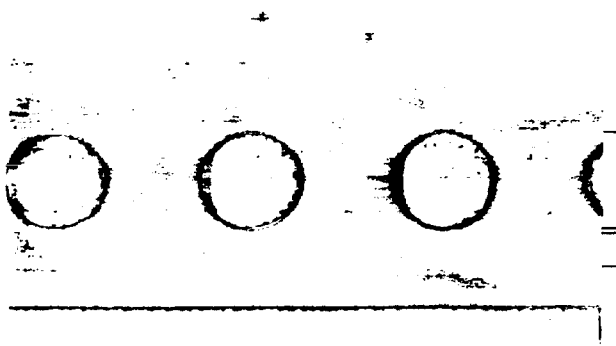
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

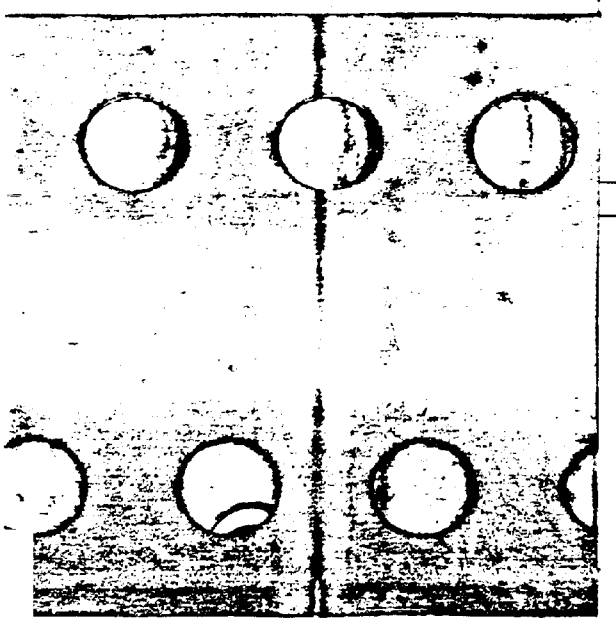
My commission expires _____

Notary Public

8050 06/04 0101 03CHECK 784.00







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8644 PAGE 171

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 210000.00
CON TX 777.00
PRFEE 1.00
WDEED 6.00
TOTAL 784.00
CHECK 784.00

06/04/92 01 15:52 0001 8050

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:6501

IDENTIF. TREFERENCE

JUN 4 3 54 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 537840