FILE BOX 61

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FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 19 92

Notary Public

MY COMMISSION EXPIRES: 11-27-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attys., Suite 130,One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Steven A. Tidwell (NAME)	Atlantic Coast Mortgage Company (NAME)	104-10-0-265
2109 32nd Avenue South (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle #400 (STREET ADDRESS)	
Nashville, TN 37212 (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, G. Scott Rayson and wife, Caroline Phalen Rayson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven A. Tidwell, a single person

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. 4B on the Zone Lot Division of the First Revision of Westview of record in Book 5200, Page 743, Register's Office for Davidson County, Tennessee, and being the northerly unit of Lot No. 4 on the Plan of Westview of record in Book 5800, Page 393, said Register's Office.

Fronting 22.29 feet on the westerly side of 32nd Avenue South and running back betwen lines 204.28 feet on the southerly side and 215.35 feet on the northerly side to a line in the rear measuring 24.87 feet.

Being the same property conveyed to G. Scott Rayson by deed of record in Book 6307, Page 417, said Register's Office. I, Caroline Phalen Rayson, wife of G. Scott Rayson, join for the purposes of conveying any interest I may have in the above described property, particularly marital rights.

1 9 4 6 2

IDENTIF. [illegible]

JUN [illegible] 21 PM '92

[illegible]

1361 06/15 0101 03CHECK 606.40

This is unimproved ( ) improved ( ) property, known as 2109 32nd Avenue South, Nashville, TN 37212
(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 12th day of June, 19 92

G. Scott Rayson

Caroline Phalen Rayson

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 G. Scott Rayson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 1992

Commission expires 11-27-93

Notary Public

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

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

_____

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

My commission expires:

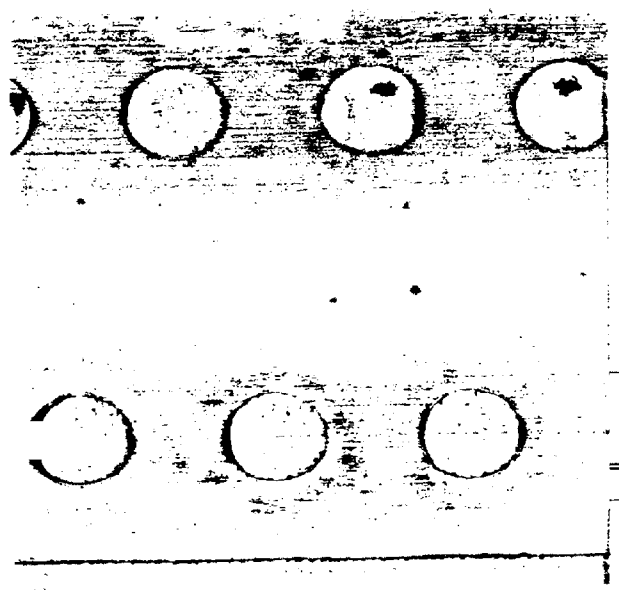
_____

_____
Notary Public

STATE OF TENNESSEE, DAVIDSON COUNTY:
On this 12th day of June, 1992, the undersigned, a Notary Public in and for said County and State, the within named CAROLINE PHALEN RAYSON, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Columbia, Tennessee, this 12th day of June, 1992.

My commission expires: My Commission Expires Nov. 26, 1994

Elizabeth M. Brimmer
Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

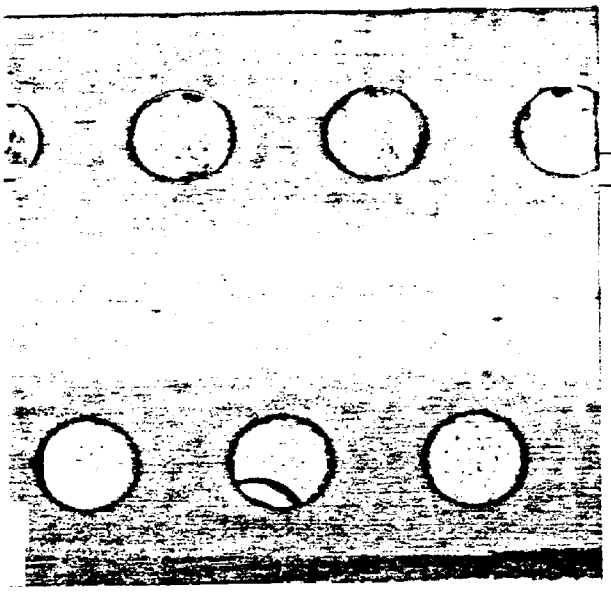
FOR _____

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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	
			162000.00	
			CON TX	599.40
			PRFEE	1.00
			WDEED	6.00
			TOTAL	606.40
			CHECK	606.40
06/15/92	01		12:18 0001	1361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



19482

IDENTIF. REFERENCE

JUN 15 12 21 PM '92

No. 541110