THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00266895
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David V. DeRose	Atlantic Coast Mtg.	MAP173-01-0
(NAME) 621 Monte Carlo Drive	(NAME) 12700 Fair Lakes Circle	PARCEL174
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) Fairfax, VA 22033	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ ----------$10.00---------- *Dollars,*

Cash in hand paid by David V. DeRose and wife, Kayla T. DeRose and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

BOOK 8656 PAGE 398

James Edward Edens and wife, Janet Sue Edens

have this day bargained and sold, and do hereby transfer and convey unto the said David V. DeRose and wife, Kayla T. DeRose

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

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

Land in Davidson County, Tennessee, being Lot No. 392 on the Plan of the Addition to Monte Carlo Estates, Section I, as of record in Book 5190, page 237, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to James Edward Edens and wife, Janet Sue Edens by deed from Thomas E. Brannon, Jr. and wife, Odessa Brannon, of record in Book 7340, page 744, Register's Office for Davidson County, Tennessee.

FILED
JUN 19 3 20 PM '92
REGISTER
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE

20932

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 86,000.00

Subscribed and sworn to before me this the 15th *day of* June, 19 92

My commission expires: 1-17-1994 *(Affix Seal)*

Affiant David V. DeRose

Notary Public Kayla T. Jones

unimproved ( )
This is improved (X) property, known as 621 Monte Carlo Drive, Antioch, TN 37013
(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 15th *day of* June, *19* 92, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Edward Edens

James Edward Edens

Janet Sue Edens

Janet Sue Edens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* James Edward Edens and wife, Janet Sue Edens

the within named 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 instrument for the purposes therein contained*

Witness my hand and official seal at Nashville, *Tennessee, this* 15th *day of* June, *19*92.

Commission expires 1-17-1994 *Notary Public*

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 _____

WARRANTY DEED

FROM

TO

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

3087 06/19 0101 03CHECK 325.20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8656 PAGE 400

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 86000.00
CON TX 318.20
PRFEE 1.00
WDEED 6.00
TOTAL 325.20
CHECK 325.20

06/19/92 01 15:21 0001 3087

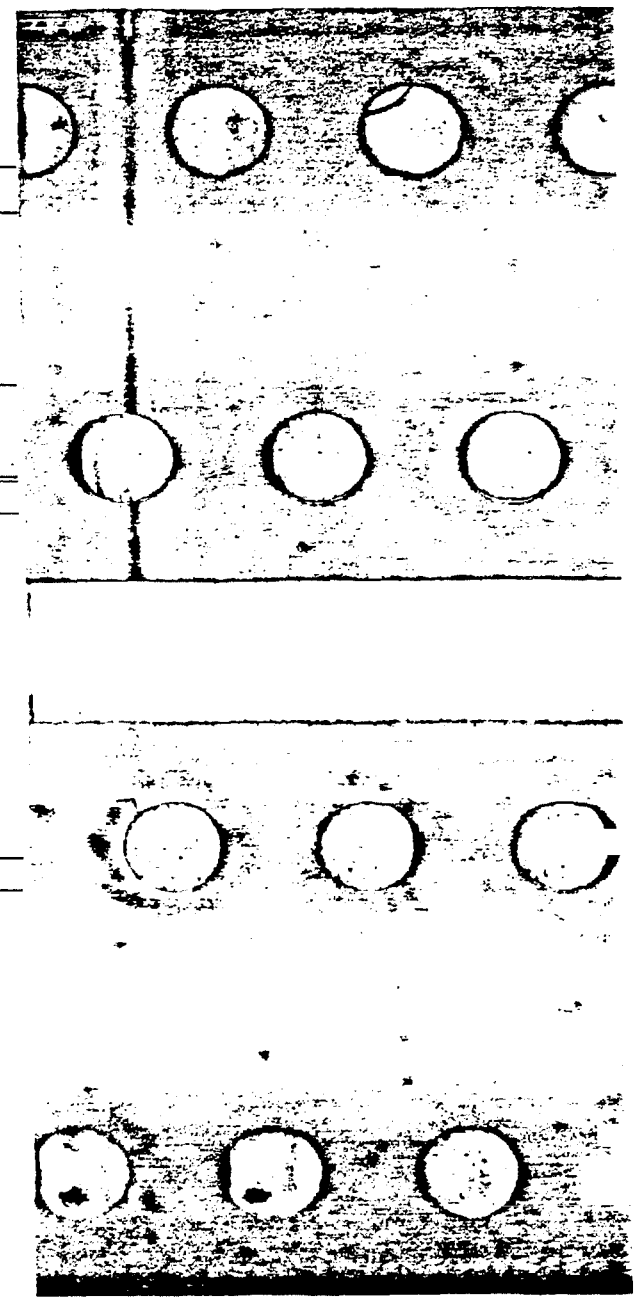
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20932

IDENTIF. TREFERENCE

JUN 19 3 20 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN



No. 542815