THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 102,500.00.

Affiant

Subscribed and sworn to before me this 24th day of June, 1992.

Notary Public

My Commission Expires: 1-23-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
KIRA J. FLORITA 3506 General W.B. Bates Dr. Nashville, Tennessee 37204	ATLANTIC COAST MORTGAGE COMPANY 12700 Fair Lakes Circle Suite 400 Fairfax, VA 22033	MAP 118-09 PARCEL 224 16DA 15120

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWO THOUSAND FIVE HUNDRED AND 00/100 ($102,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **MARK R. McILWAIN and wife, CONNIE G. McILWAIN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KIRA J. FLORITA, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly 75.0 feet of Lot No. 29 on the Plan of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, page 2, Register's Office for Davidson County, Tennessee.

SAID portion of Lot No. 29 fronts 75.0 feet on the southeasterly margin of General W. B. Bates Drive and extends back 165.0 feet on the southwesterly line and 170.3 feet, more or less, on the northeasterly line to a dead line in the rear, measuring 75.0 feet thereon.

BEING the same property conveyed to Mark R. McIlwain and wife, Connie G. McIlwain, by deed from Robert E. Fowler, Jr. and wife, Margaret A. Fowler, of record in Book 7240, page 247, Register's Office for Davidson County, Tennessee.

This is improved property known as 3506 General W.B. Bates Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, page 2, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24th day of June, 1992.

MARK R. McILWAIN

CONNIE G. McILWAIN

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 MARK R. McILWAIN and CONNIE G. McILWAIN, the 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 this 24th day of June, 1992.

Notary Public

My Commission Expires:

7-3-94

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE

23173

IDENTIF. REFERENCE

JUN 29 8 42 AM '92

5594 06/29 0101 03CHECK 386.25

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8662 PAGE 454

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 102500.00
CON TX 379.25
PRFEE 1.00
WDEED 6.00
TOTAL 386.25
CHECK 386.25

06/29/92 01 08:42 0001 5594

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23173

IDENTIF. REFERENCE

JUN 29 8 42 AM '92

REGISTER'S OFFICE
DAVIDSON COUNTY TN.

No. 545292