WARRANTY DEED FOR TENNESSEE

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THIS INDENTURE, made and entered into this 12th day of August ,19 92 , by and between, Angeline A. Booher, Administrator of the Estate of Isabelle John M. Hamilton, unmarried party(ies) of the first part, and their heirs and assigns, party(ies) of the second part, *M. Akers

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargined and sold and does hereby bargain, sell, convey and confirm unto the party(ies) of the second part, the following described real estate situated, lying and being in the County of Davidson ,State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the southerly 75 feet of the westerly part of Lot No. 8 on the Map of Montague Park as of record in Book 421 at page 141, Register's Office for said County, described as follows:
Beginning at the southwest corner of said Lot No. 8 said point being in the intersection of Grapevine Avenue and a 2-foot reserved strip running along the westerly line of said subdivision; thence northerly with said reserved strip 75 feet to the southerly line of the property conveyed to S.R. Lyon by deed from George T. Menees and wife, of record in Book 911 at page 377, said Register's Office; thence easterly with same, 89.5 feet, more or less, to a point 20 feet westerly from the easterly line of said Lot No. 8; thence southerly parallel with same 75 feet more or less, to the northerly margin of Grapevine Avenue; thence westerly with same 87.25 feet, more or less to the beginning.

36654

IDENTIFI REFERENCE

AUG 14 9 59 AM '92

CLAY Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

0529 08/14 0101 03CHECK 156.63

PROPERTY ADDRESS: 410 Grapevine, Madison, TN 37115

BEING the same property acquired by the party of the first part by deed recorded in Book 4747 at page 716, Registers Office for said County, Tennessee. The said Lacy R. Akers and Isabelle M. Akers having since both desceased intestate.

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, their heirs and assigns in fee simple forever.

SAID CONVEYANCE is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1992, and subsequent years.

AND THE SAID part of the first part does hereby covenant with the said party(ies) of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quite possession thereto he/she will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her no further or otherwise.

IN WITNESS WHEREOF the undersigned has set his/her/their hand and seal on this date first written above.

Angeline A. Booher, Administratrix

Angeline A. Booher

STATE OF TENNESSEE)
COUNTY OF Davidson) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared Angeline A. Booher, Administrator, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged the foregoing instrument to be his/her/their free act and deed.

WITNESS my hand and seal this 12th day of August, 19 92.

Notary Public
Kenneth C. Kant

My Commission Expires: February 2, 1993

STATE OF TENNESSEE)
COUNTY OF _____) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared _____, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged that he/she is the _____ of _____, a Corporation/Partnership/Joint Venture and who executed the foregoing instrument as its free act and deed.

WITNESS my hand and seal this _____ day of _____, 19___.

Notary Public

My Commission Expires: _____

MAP AND PARCEL NUMBER: 052-09-0 077.00

STATE OF TENNESSEE, COUNTY OF Davidson,

The actual consideration or value, which ever is greater for this transfer is $ 39,900.00.

Sworn and Subscribed to before me this 12th day of August, 19 92.

Affiant

Notary Public
Kenneth C. Kant

My Commission Expires: February 2, 1993

Address of New Owner:	Send Tax Bills To:
John M. Hamilton	Atlantic Coast Mortgage Company
410 Grapevine STREET ADDRESS	12700 Fair Lakes Cr., Ste 400 STREET ADDRESS
Madison, TN 37115 CITY/STATE/ZIP	Fairfax, VA 22033 CITY/STATE/ZIP

PREPARED BY AND PLEASE RETURN TO:

SUPERIOR TITLE & ESCROW SERVICES, INC.
919 WEST MAIN STREET, SUITE U-3
HENDERSONVILLE, TN 37075
(615) 822-9232

FILE #: 92-1023

[redacted] Mible & Pearson Services, Inc. 919 West Main Street, Suite II-3

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	39900.00
CON TX	147.63
PRFEE	1.00
WDEED	8.00
TOTAL	156.63
CHECK	156.63

08/14/92 01 10:01 0001 0529

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3665 4.

IDENTIFICATION REFERENCE

AUG 14 9 59 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 560307