STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October 1992

Notary Public

MY COMMISSION EXPIRES MARCH 26, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WESLEY M. PHY (NAME)	ATLANTIC COAST MORTGAGE COMPANY (NAME)	MAP 18-07
204 CHARLESTON DRIVE (ADDRESS)	12700 FAIR LAKES CIRCLE, STE 400 (ADDRESS)	PARCEL
GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	FAIRFAX, VA 22033 (CITY) (STATE) (ZIP)	121.00

FOR AND 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, WILLIAM D. THOMAS AND WIFE, CELESTE L. THOMAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WESLEY M. PHY AND WIFE, SUSAN D. PHY

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. 71 on the Plan of Charleston Square Subdivision, Section II, which is of record in Plat Book 5200, page 133, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 71 fronts 92 feet on the southeasterly margin of Charleston Drive and extends back 162.36 feet on the northwesterly line and 160.83 feet on the southeasterly line to a line in the rear measuring 92.01 feet thereon.

Being the same property conveyed to WILLIAM D. THOMAS AND WIFE, CELESTE L. THOMAS, by Deed of record in Book 5540, page 939, Register's Office for Davidson County, TN.

6075.2

IDENTIFICATION REFERENCE

Nov 3 2 36 PM '92

ELVIA L. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 204 Charleston Drive, Goodlettsville, TN 37072
(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 28th day of October, 19 92

Celeste L. Thomas
CELESTE L. THOMAS

William D. Thomas
WILLIAM D. THOMAS

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 WILLIAM D. THOMAS AND WIFE, CELESTE L. THOMAS

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 GOODLETTSVILLE, Tennessee, this 28th day of October, 19 92

Commission expires MARCH 28, 1994

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

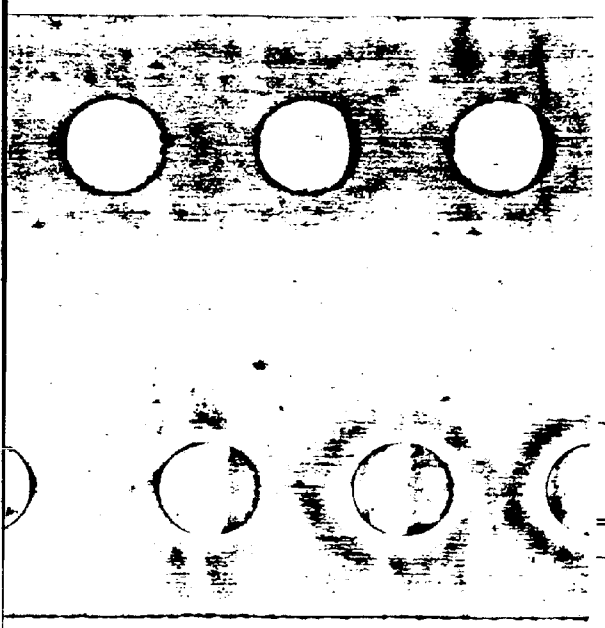
WARRANTY DEED

FROM

TO

RETURN TO:

2826 11/03 0101 03CHECK 305.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8775 PAGE 654

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

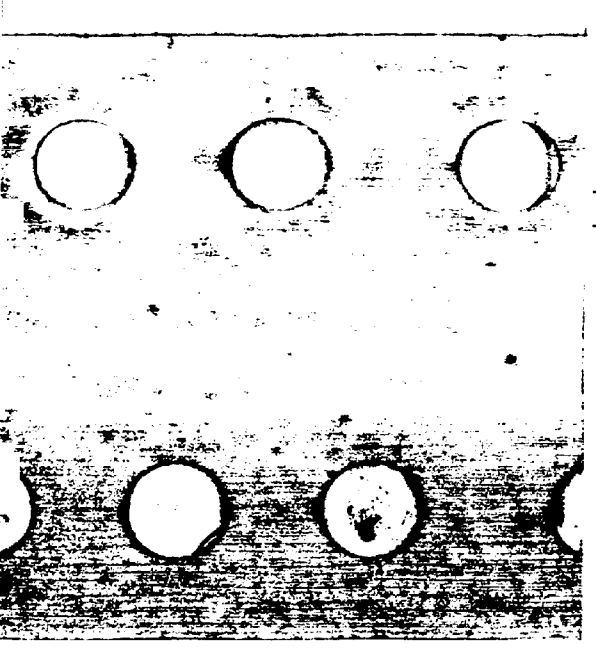
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
TOTAL	305.00

CHECK 305.00
11/03/92 01 14:34 0001 2826



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6075.2

IDENTIFICATION REFERENCE

Nov 3 2 36 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 586697