Box 53

BOOK 8801 PAGE 320

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 48,450.00

James Clemons Nevill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF November, 19 92

Aaron Adams
Notary Public Aaron Adams

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
JAMES CLEMONS NEVILL	ATLANTIC COAST MORTGAGE COMPANY	MAP 43-1
(NAME)	(NAME)	
302 SARVER AVENUE	12700 FAIR LAKES CIRCLE, STE 400	PARCEL 125
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	FAIRFAX, VA 22033	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, JESSE L. ALLEN AND WIFE, CAROL D. ALLEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES CLEMONS NEVILL, AN UNMARRIED 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 a part of Lot "D" on the corrected Map of W. T. Ready Subdivision of Thornton Tract of record in Book 332, page 110, Register's Office for Davidson County, Tennessee, described according to an unrecorded survey by Ralph Lambert dated July 19, 1957, and corrected August 8, 29, 1957, as follows:
Said part of Lot "D" fronts 60 feet more or less on the southerly margin of Sarver Avenue, formerly Madison Avenue, and extends back 241.8 feet more or less on the westerly line and 238.8 feet more or less on the easterly line to a line in the rear measuring 60 feet more or less thereon.

Being the same property conveyed to JESSE L. ALLEN AND WIFE, CAROL D. ALLEN, by Deed of record in Book 5626, page 56, Register's Office for Davidson County, Tennessee.

69523.

IDENTIFICATION REFERENCE

DEC 2 9 43 AM '92

LOIS Z. WILSON REGISTER
DAVIDSON COUNTY, TN

7002 12/02 0101 03CHECK 188.27

This is unimproved ( ) improved (XX) property, known as 302 Sarver Avenue, Madison, TN 37115
(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 20th day of November, 19 92

Carol D. Allen
CAROL D. ALLEN

Jesse L. Allen
JESSE L. ALLEN

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JESSE L. ALLEN AND WIFE, CAROL D. ALLEN

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 20th day of November 19 94

Commission expires March 26, 1994

Aaron Adams 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 _____

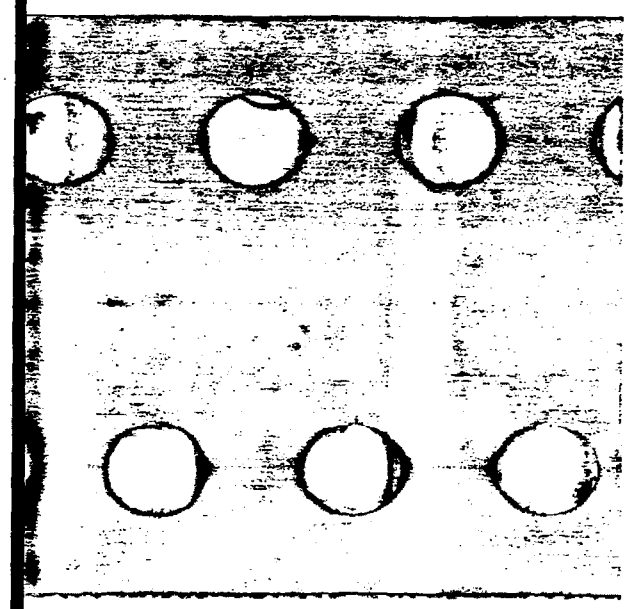
_____
Notary Public

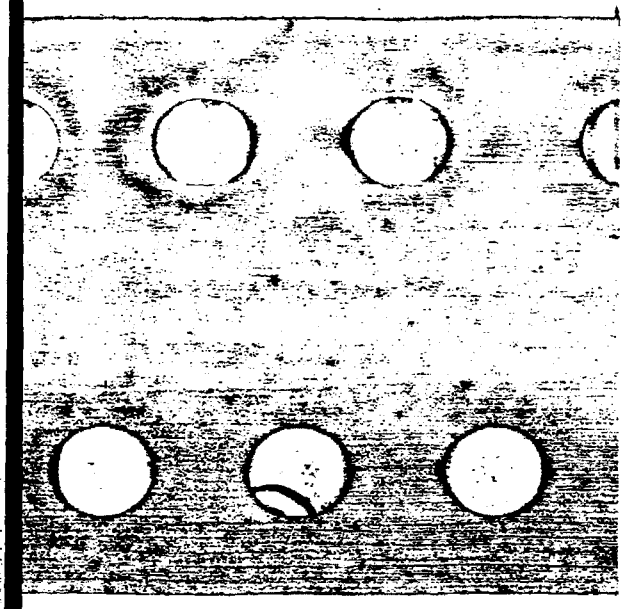
WARRANTY DEED

FROM

TO

RETURN TO:





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	48450.00
CON TX	179.27
PRFEE	1.00
WDEED	8.00
TOTAL	188.27
CHECK	188.27

12/02/92 01 09:41 0001 7002

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69523

IDENTIFI REFERENCE

DEC 2 9 43 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 596261