27-B

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Sandra Oglesby]	Atlantic Coast Mortgage Company]	MAP and PARCEL]
[Edwin H. Crane]	Attn: Tax Dept.]	]
[1025 West Cahal Avenue]	12700 Fairlakes Circle #400]	072-13-0-044-00]
[Nashville, TN 37206]	Fairfax, VA 22033]	]

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 8816 PAGE 345

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James Goad and Roberta Goad, and Irene Potts** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Sandra Oglesby and Edwin H. Crane** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

2628 12/17 0101 03CHECK 212.50

LAND in Davidson County, Tennessee, being Lot No. 17 on the Map of Irvington, as of record in Book 843, Page 60, Register's Office for said County. Said Lot No. 17 fronts 60 feet on the northerly side of West Cahal Avenue, and runs back between lines 169.41 feet on the westerly line and 169.66 feet on the east line to a dead line on which it measures 60 feet.

Being the same property conveyed to James Goad and wife, Roberta Goad, by quitclaim deed from Irene Potts, an unmarried woman, of record in Book 7642, Page 786, Register's Office for Davidson County, Tennessee.

James Goad and James B. Goad are one and the same person.

This is property with a common address of 1025 West Cahal Avenue, Nashville, TN 37206.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: a) Property tax lien for the current year, said taxes being prorated and payment of same being made by the Grantors; b) All matters on the Plan of Record in Book 843, Page 60, said Register's Office

7.4520

IDENTIFICATION REFERENCE

Dec 17 10 31 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

[STATE OF TENNESSEE]
[COUNTY OF Davidson]
[The actual consideration or value, whichever is greater for this]
[transfer is $55,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 9th day of December, 1992.]
[ ]
[My Commission Expires: 7-23-94 Notary Public]

CINDY S. SMITH NOTARY PUBLIC AT LARGE STATE OF TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **9th** day of **December, 1992**.

BOOK 8816 PAGE 346

X James Goad
James Goad

X Roberta Goad
Roberta Goad

X Irene Potts by James Goad
Irene Potts
By James Goad, her attorney in fact as authorized under a Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **James Goad and Roberta Goad, ~~and Irene Potts~~** , with whom I am personally acquainted, or who 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 **9th** day of **December, 1992.**

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **James Goad,** with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of **Irene Potts**, and is authorized by **Irene Potts** to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **9th** day of **December, 1992.**

Notary Public
My Commission Expires:

File No. 9211-433



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

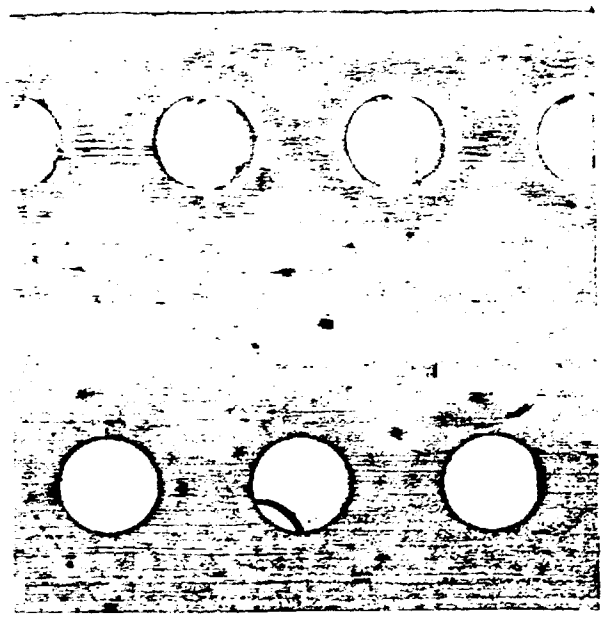
RECEIVED OF _____

FOR _____

BOOK 8816 PAGE 347

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/17/92 01 10:29 0001 2628

7.4520

IDENTIFICATION REFERENCE

DEC 17 10 31 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 601805