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Lacky 1-8

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 19 93

Notary Public

MY COMMISSION EXPIRES: January 27, 1996

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: & TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney L. Spies	Atlantic Coast Mortgage Company	
(NAME)	(NAME)	
4450 Heath Road	12700 Fair Lakes Circle, #400	126-104
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Fairfax, VA 22033	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Karen Bruton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodney L. Spies and wife, Ginger Sterling

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 the 9th Civil District of Davidson County, Tennessee, containing 5.02 acres, more or less, described as follows:

REFERENCE information to locate the true point of beginning of the foregoing 5.02 acre tract; beginning at a point on the northern edge of the pavement of Highway 70 in the center of a culvert under the said highway, the same being the original southwest corner of the James H. Stein property on the north side of Highway 70, and the southeast corner of the Wade Travis property; thence north 76 deg East (measured along the northern edge of the pavement of Highway 70) 1157.0 feet to a nail in the edge of the pavement; thence north 16 deg 15' W 33 feet to a point in the north right of way of Highway 70, this being the true point of beginning of the tract hereinafter described.

Thence leaving said point of beginning on a bluff, north 16 deg. 15' W 500 feet, more or less, to an iron pin on the south margin of the 50 foot wide strip of land heretofore conveyed to Jerry D. Heath, et ux, for roadway purposes; thence along the south margin of said 50 foot tract for the following calls; north 30 deg. E 14 feet to a point; thence north 63 deg. E 115 feet to a point; thence north 80 deg. E 141 feet to a point; thence South 75 deg. E 145 feet to a point; thence South 78 deg. E 110 feet to an iron pin; thence leaving the south edge of the said 50 foot roadway south 0 deg. 3' West ~~440~~ feet, more or less, to a point in the bluff, said point being approximately 33 feet north of the north edge of Highway 70 pavement; thence south 76 deg. W running along and with the bluff line and parallel to the north edge of the pavement of Highway 70, 331 feet to the point of beginning,

continued . . .

This is unimproved ( ) improved (XX) property, known as 4450 Heath Road, Nashville, TN 37221
(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 my hand this 24th day of February, 19 93

Karen Bruton

Karen Bruton

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Elizabeth J. Smith, a Notary Public in and for said County and State, Karen Bruton, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purpose therein contained, and who further acknowledged that the of the maker or a constituent of the maker and authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 24th day of February, 1993

Notary Public Elizabeth J. Smith

My commission expires: January 27, 1996

NOTARY PUBLIC AT LARGE STATE OF TN

continued . . .
containing 5.02 acres, more or less.

Together with the rights and subject to the responsibilities established for a roadway used for access to U.S. Highway 70 as established by instrument of record in Book 5393, page 898, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Karen Bruton by Quitclaim deed from Charles E. Rhodes of record in Book 8519, Page 83, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 5431, Page 755; covenants and responsibilities established in Book 5393, Page 898 and Book 5610, Page 724, and all matters shown on the Plan of Record.

DEED
FROM
TO

Realty Title
Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620

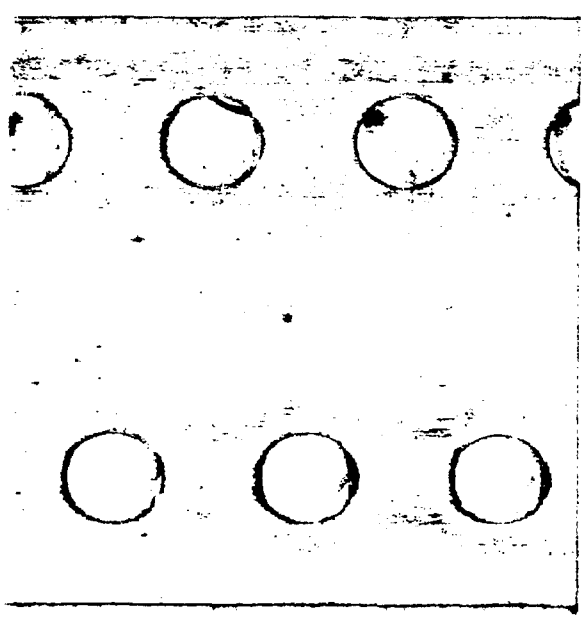
95345

IDENTIFICATION REFERENCE

FEB 25 11 13 AM '93

ELIA J. WILSON II REGISTER
DAVIDSON COUNTY, TN

6998 02/25 0101 03CHECK 397.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

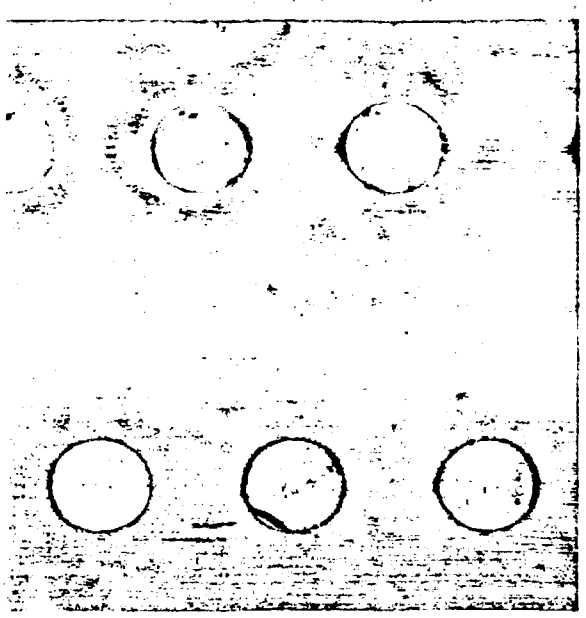
RECEIVED OF _____

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
105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
TOTAL 397.50
CHECK 397.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/25/93 01 11:12 0001 6998

95345

IDENTIFICATION REFERENCE

FEB 25 11 13 AM '93

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 624598