Bk 22

BOOK 8877 PAGE 932

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

James E. Shearon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF February 19 93

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES September 25, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 Charlotte Avenue, Suite 200, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. SHEARON (NAME)	ATLANTIC COAST MORTGAGE COMPANY (NAME)	103-1-124.02
1216 Watts Terrace (ADDRESS)	12700 Fair Lakes Cr., Suite 400 (ADDRESS)	08DA-48280
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Fairfax, VA 22033 (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, DANNY HODGES AND WIFE, CONNIE HODGES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. SHEARON AND WIFE, PAULA T. SHEARON

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. 2, Resubdivision of Lot No. 5, Jackson Place, as shown on a survey by James Jeffers, Jr., dated March 18, 1986, and being part of Lot No. 5 on the Plan of the Division of Jackson Place Property, of record in Book 1130, page 59, said Register's Office, and being more particularly described as follows:

BEGINNING at a point in Howard Maxwell's easterly line, of record in Plat Book 6250, page 742, Register's Office for Davidson County, Tennessee, said point being 120 feet North of Maxwell's southeasterly most corner; thence North 09 degrees 36 minutes 34 seconds East 130.70 feet to an iron pin; thence South 85 degrees 14 minutes 07 seconds East 159.04 feet to an iron railroad spike in the center of a paved undedicated road, now known as Watts Terrace; thence along the road, South 09 degrees 48 minutes 03 seconds West 125.79 feet to an iron railroad spike; thence along Clyde and Verne Lou Staggs northerly property line, of record in Book 4228, page 788, Register's Office for Davidson County, Tennessee, North 87 degrees 00 minutes 54 seconds West 159.11 feet to the point of BEGINNING.

BEING the same property conveyed to Danny Hodges (incorrectly deeded as Dannie) and wife, Connie Hodges, by Quitclaim Deed from Dorris L. Hodges, Unmarried, of record in Book 8612, page 775, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

*** CONTINUED

unimproved ( )
This is improved (X) property, known as 1216 Watts Terrace, Nashville, TN 37209
(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 hands this 26th day of February 19 93

Danny Hodges
DANNY HODGES

Connie L. Hodges
CONNIE HODGES

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 DANNY HODGES AND WIFE, CONNIE HODGES

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 Nashville, Tennessee, this 26th day of February, 1993.

Commission expires September 25, 1993

I. DYKE TATUM 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

*** SOURCE OF DESCRIPTION: Survey dated February 9, 1993, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

3:02 03/02 0101 03CHECK 353.10

IDENTIFICATION REFERENCE

96821

MAR 2 2 55 PM '93

ELVA G. WILSON REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 8877 PAGE 934

RECEIVED OF _____

FOR _____

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 93000.00
CON TX 344.10
PRFEE 1.00
WDEED 8.00
TOTAL 353.10
CHECK 353.10

03/02/93 01 14:54 0001 8602

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6.8 2 1:

IDENTIFI REFERENCE;

MAR 2 2 55 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 626183