File Box 38 First Title and Escrow Company, Inc.

2 9 Cold Avenue, North
Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
James H. Porter and wife, Nancy B. Porter	Atlantic Coast Mortgage Company	Map #131
4616 Villa Green Drive (NAME)	12700 Fair Lakes Circle Ste 400	Group # 14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN	Fairfax, Virginia 22033	Parcel # 57
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 8904 PAGE 907

For and in consideration of the sum of Ten Dollars ($10.00) ---------- DOLLARS

cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we

T. D. OXFORD and wife, BERNICE H. OXFORD

have bargained and sold, and by these presents do transfer and convey unto the said JAMES H. PORTER and wife, NANCY B. PORTER ----------

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 92 on the Plan of Seven Hills, Section II, First Addition, of record in Book 2663, page 51, Register's Office for Davidson County, Tennessee. Said Lot No. 92 fronts 127 feet on the east side of Villa Green Drive and runs back between lines, 331.1 feet on the north line and 365.9 feet on the south line to a dead line on which it measures 131.7 feet.

Being the same property as conveyed to T.D. Oxford and wife, Bernice H. Oxford from Haury and Smith Contractors, Inc. of record in Book 2901, page 499, Register's Office for Davidson County, Tennessee.

This conveyance is subject to ~~restrictions in Book 2798, page 361, said Register's Office~~; the recorded plan shows an Owner's Certificate, a 75 foot set-back line from Villa Green Drive, and a 10 foot easement along the east rear line for public utilities; and 1993 taxes, a lien but not yet due and payable.

05866

FOR REGISTER'S REFERENCE

APR 2 9 44 AM '93

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XXX) property, known as 4616 Villa Green Drive
(House Number) (Street)
Nashville, TN
(P. O. Address) (City or Town) (Zip Code)

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., except as above stated

Whenever 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 31st day of March, 19 93

T. D. Oxford
T.D. OXFORD

Bernice H. Oxford
BERNICE H. OXFORD

BOOK 8904 PAGE 908

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 T. D. Oxford and wife, Bernice H. Oxford

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, TN, this the 31st day of March, 19 93.

My commission expires 7/27/96 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ $149,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

T. D. Oxford

Sworn to and subscribed before me
this 31st day of March, 19 93.

My commission expires 7/27/96 Notary Public

This instrument was prepared by:

Gail P. Pigg, 219 Second Avenue, North, Nashville, TN 37201 615/244-0001

Name Address

WARRANTY DEED

FROM
T.D. Oxford, and wife,
Bernice H. Oxford

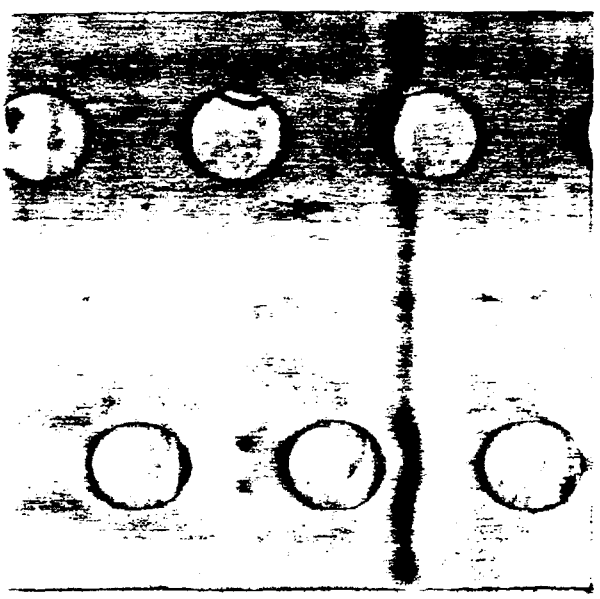
TO
James H. Porter and wife,
Nancy B. Porter

PROPERTY:
4616 Villa Green Drive
Nashville, TN 37205

1297 04/02 0104 $80.30

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

File box 38 First Title
and Escrow Co.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

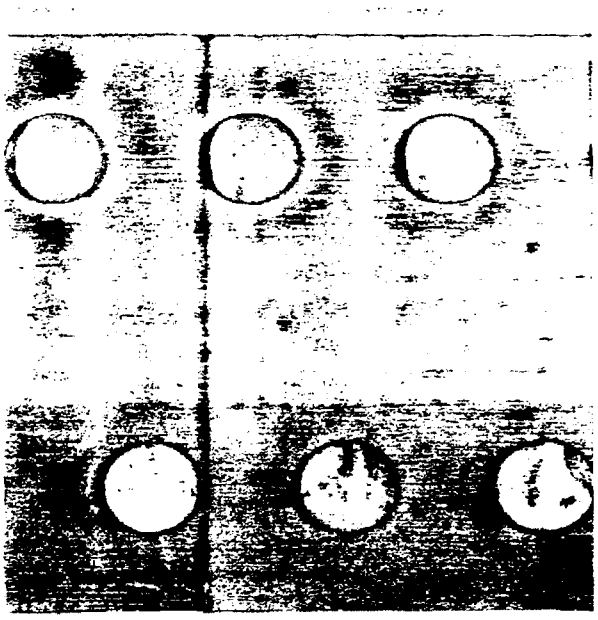
RECEIVED OF _____

FOR _____

BOOK 8904 PAGE 909

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	
				149000.00
			CON TX	551.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	560.30
			CHECK	560.30
04/02/93		01	09:43 0001	1297



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05869

IDENTIFICATION REFERENCE

APR 2 9 44 AM '93

[illegible] DAVIDSON COUNTY, TN

No. 636109