File 11595 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 8963 PAGE 30

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMAS G. ADKINS	ATLANTIC COAST MORTGAGE COMPANY	Map 145-4
(NAME)	(NAME)	
1010 Overton Lea Road	12700 Fair Lakes Circle, Ste 400	Parcel 30
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37220	Fairfax, Virginia 22033	F.B. OH11596
(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, ROBERT L. MCCRACKEN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS G. ADKINS AND WIFE, JENNIFER K. ADKINS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 on the Plan of Lealand Manor, Second Addition, not of record, described according to a survey made by William A. Pitts, Surveyor, dated November 13, 1947, as follows:

Beginning on the northerly margin of Overton Lea Road at the southeast corner of the property conveyed to R. F. Stamps and wife, by deed from F. N. McNeill, Jr., Executor and Trustee, of record in Book 1909, page 40, and by two deeds of correction of record in Book 1912, page 31, and Book 1914, page 198, Register's Office for said County, being the corner of Lots 2 and 3; thence with the line between said two lots, north 0 deg. 59 min. east 597.8 feet; thence south 83 deg. 13 min. east 136 feet, and south 88 deg. 12 min. east 47 feet to a monument; thence south 2 deg. 51 min. east 220 feet to a monument; thence south 83 deg. 22 min. east 33.3 feet to the northwest corner of Lot No. 1; thence with the westerly line of said lot, south 5 deg. 05 min. east 317.7 feet to the northerly margin of Overton Lea Road; thence with said road, southwestwardly 275 feet to the beginning.

Being the same property conveyed to Robert L. McCracken and wife, Billye N. McCracken by deed from Thomas B. Baker, Jr., and wife, Katherine Healan Baker of record in Book 2399, page 621 corrected in Book 2482, page 211, said Register's Office, the said Billye N. McCracken having since died.

Above description being copied from prior recorded deed

This conveyance is made subject to: (1) Taxes for 1993 which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 1361, page 285 and Book 2482, page 211; and (3) All matters appearing on the unrecorded plan of Lealand Manor, Second Addition.

This is improved (XX) unimproved ( ) property, known as 1010 Overton Lea Road, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of May, 19 93

Robert L. McCracken

ROBERT L. MCCRACKEN

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, ROBERT L. MCCRACKEN

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 25th day of May, 19 93.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is 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, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

24387

IDENTIFICATION

MAY 28 10 22 AM '93

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Thomas G. Adkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 19 93.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

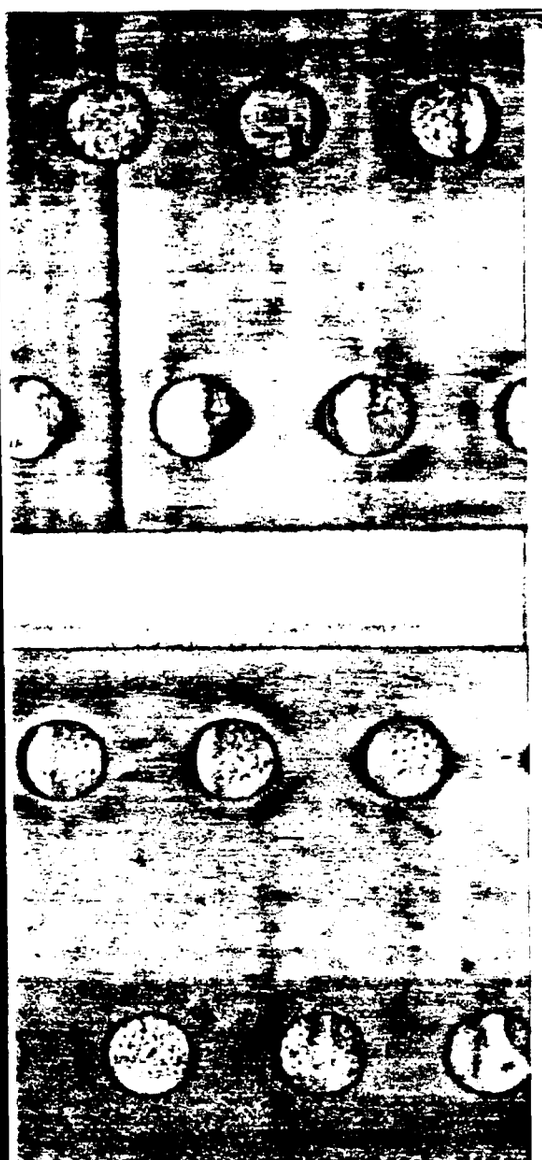
FROM ROBERT L. MCCRACKEN

TO THOMAS G. ADKINS AND WIFE, JENNIFER K. ADKINS

8363 05/28 0101 OSCHECK 8#1:50

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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	
				225000.00
			CON TX	832.50
			PRFEE	1.00
			MDEED	8.00
			TOTAL	841.50
			CHECK	841.50
05/28/93	01		10:22 0001	8363

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.4 3 8.7:

IDENTIFICATION REFERENCE

MAY 28 10 22 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 656376