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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Phillip Craig Mauldin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June 1993.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 5/28/95
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
2120 Crestmoor Ave., Suite 2008, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Craig Mauldin (NAME)	Atlantic Coast Mortgage Company (NAME)	Map 147-6
4820 Overcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle, #400 (STREET ADDRESS)	Parcel 121
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22033 (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, Michael C. Eades and wife, Susan S. Eades,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Craig Mauldin and wife, Kristi Marie Mauldin,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DavidsonCOUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of Caldwell Hall, Section One, Revised, of record in Book 2900, page 57, Register's Office for said County.

Said Lot No. 12 which is a corner lot, fronts 97.57 feet on the southerly margin of Milner Drive and fronts 80.9 feet on the easterly margin of Overcrest Drive, said frontages being joined by a curve having a length of 36.70 feet, and extends back 135.5 feet on the easterly line and 136.7 feet on the southerly line to a point of intersection.

Being the same property conveyed to Michael C. Eades by deed from Jack Kemp, Secretary of Housing and Urban Development of record in Book 8702, page 831, said Register's Office.

This conveyance is made subject to (a) property taxes for 1993 for which Grantees will be responsible, (b) restrictive covenants of record in Book 2929, page 117, and Book 2997, page 93, said Register's Office, and (c) the matters set forth on said plan of record.

Susan S. Eades joins in this coveyance for the sole purpose of conveying any marital interest she may have in subject property, if any.

33539
IDENTIF. ← REFERENCE

93 JUN 23 AM 10:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( ) This is improved (XX) property, known as 4820 Overcrest Drive, Nashville, TN 37211
(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 hand s this 17th day of June, 1993

Michael C. Eades

Susan S. Eades

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael C. Eades and Susan S. Eades

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of June 19 93

Commission expires 5/28/95

John V. Adams Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed 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

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

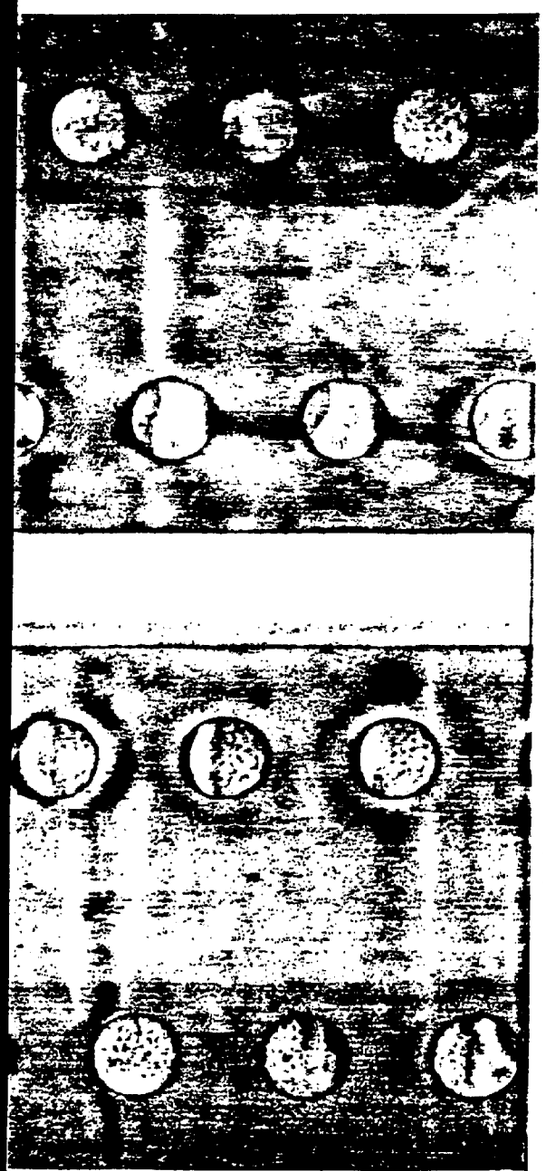
WARRANTY DEED

FROM
Michael C. Eades and wife,
Susan S. Eades

TO
Phillip Craig Mauldin and wife,
Kristi Marie Mauldin

PREPARED BY:
John V. Adams, Attorney
2120 Crestmoor Avenue
Suite 2008
Nashville, TN 37215

1067 06/23 0101 03CHECK 341.00



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 B9900.00
				CON TX 332.63
				PRFEE 1.00
				WDEED 8.00
				TOTAL 341.63
				CHECK 341.63
06/23/93	01			10:37 0001 1067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33539
IDENTIF. ↑ REFERENCE

93 JUN 23 AM 10:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 666298