BOOK 9011 PAGE 386

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS ~~$70,000.00~~ 71,680.00

Jerry W. Drake
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 93

Notary Public

MY COMMISSION EXPIRES: 1-2-96
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE ALAN L. SATZ

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201
File #31221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Dwayne Curtis (NAME)	Atlantic Coast Mortgage Company (NAME)	91-16-102
4400 Nevada Avenue (ADDRESS)	12700 Fair Lakes Circle, Ste 400 (ADDRESS)	
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, Heirs at Law of Nannie M. Drake by Jerry W. Drake

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Dwayne Curtis and wife, Dana Nichole Curtis

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. 301 and the easterly 10 feet of Lot No. 303 of Block No. 14 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 301 and the easterly part of Lot No. 303 front together 60 feet on the northerly side of Nevada, formerly Third Avenue, and run back between parallel lines with the westerly margin of 44th Avenue, North, formerly Third Street, 180 feet to an alley.

BEING the same property conveyed to Nannie M. Drake, single, by deed from Robert L. Hunter and wife, Delma May Hunter of record in Book 2098, Page 87, Register's Office for Davidson County, TN, the said Nannie M. Drake having since died.

The foregoing is the same legal description as appears in the previous deed of record.

IDENTIF. ↑ REFERENCE

93 JUL 12 AM 10:00
FELIX Z. VILSOH II REGISTER
DAVIDSON COUNTY, TN.

2676 07/12 0101 03CHECK 274.29

unimproved ( )
This is improved (X) property, known as 4400 Nevada Avenue, 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 my hand this 25th day of June, 19 93

Jerry W. Drake

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, JERRY DRAKE, a Notary Public in and for said County and State, the within named JERRY DRAKE, HEIR AT LAW OF NANNIE DRAKE WITHERS, A/K/A NANNIE M. DRAKE

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25TH day of July, 1995.

Commission expires 1/22/99

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 _____

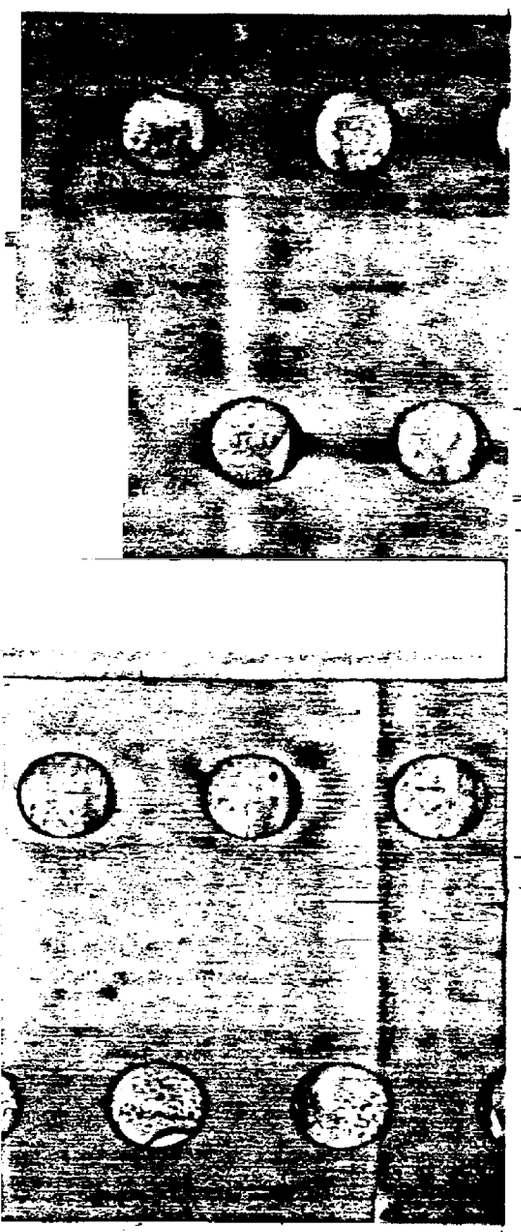
Notary Public

WARRANTY DEED

FROM
Heirs at Law of Nannie M. Drake

TO
Christopher Dwayne Curtis and wife, Dana Nichole Curtis

RETURN TO:
Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, Tennessee 37201 File #31221



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 71680.00
				CON TX 265.29
				PRFEE 1.00
				MDEED 8.00
				TOTAL 274.29
				CHECK 274.29
07/12/93	01			10:08 0001 2676

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39975
IDENTIF. ↑ REFERENCE

93 JUL 12 AM 10:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 673104