BOOK 9019 PAGE 77

PREPARED BY & RETURN TO:
DYER, JAMES & TAYLOR, ATTYS.
30 BURTON HILLS BLVD., SUITE 200
NASHVILLE, TN 37215

FILE BOX 61

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,900.00

Phil Patrick Minnicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 19 93

Rebecca L. Bridges
Notary Public

MY COMMISSION EXPIRES: 5/24/[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Phil P. Minnicks	Atlantic Coast Mortgage Company	Map 98
(NAME)	(NAME)	
5321 Roxborough	12700 Fair Lakes Circle, Suite 400	Parcel
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Fairfax, VA 22033	
(CITY) (STATE) (P.O ZIP)	(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, Larry W.Powell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phil P. Minnicks and wife, Pamela C. Minnicks

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.

BEING Lot No. 4 on the plan of Roxborough East, Phase II-A, as of record in Plat Book 7900, Page 390, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Larry W. Powell by deed from BPP Joint Venture a/k/a B P & P Joint Venture of record in Book 8647, Page 995, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 8727, Page 739, Register's Office for said County.

IDENTIF. A REFERENCE 2119

93 JUL 20 AM 11:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved (XX) unimproved ( ) property, known as 5321 Roxborough (House Number) (Street) Hermitage, TN 37076 (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 heir 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 covey 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 16th day of July, 19 93

Larry W. Powell

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9019 PAGE 78

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry W. Powell, 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 16th day of July, 1997.

Commission expires 5/24/97

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 (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he / they) 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

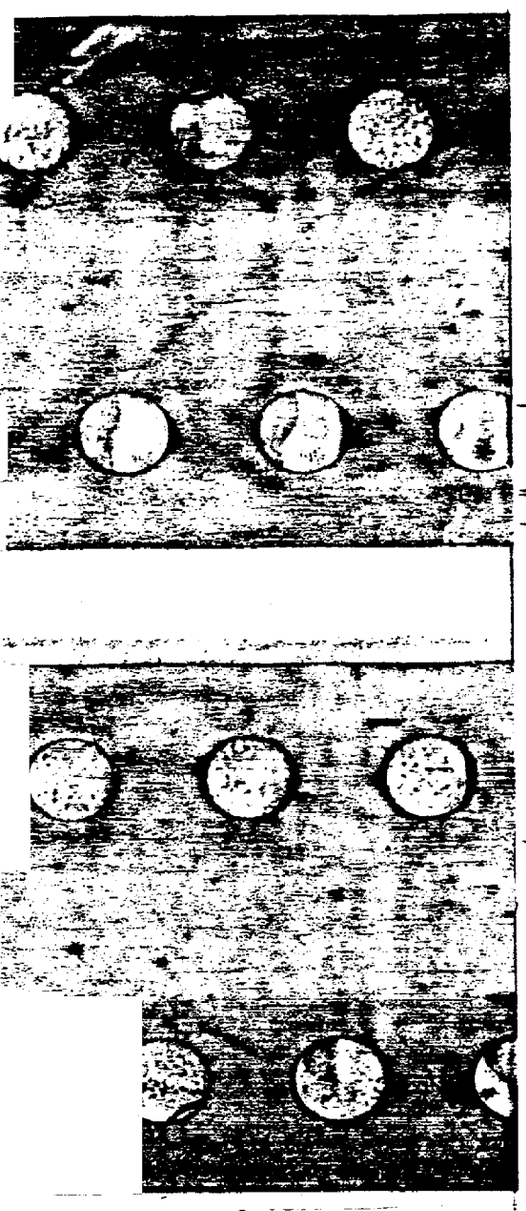
FROM
Larry W. Powell

TO
Phil P. Minnicks
Pamela C. Minnicks

RETURN TO:
METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

5770 07/20 0101 03CHECK 423.03



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9019 PAGE 79

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	
				111900.00
			CON TX	414.03
			PRFEE	1.00
			WDEED	8.00
			TOTAL	423.03
			CHECK	423.03
07/20/93	01		11:14 0001	5770

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42719
IDENTIF. ▲ REFERENCE

93 JUL 20 AM 11:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 676160