FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,011.22

Joseph Douglas McCaroll
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July 19 87

Patricia Richards
Notary Public

MY COMMISSION EXPIRES: 9/9/89
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joseph Douglas McCaroll	First Wachovia Mortgage Company	MAP 150-11
(NAME)	(NAME)	
3357 Towneship Road	P. O. Box 3174	PARCEL 136
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Winston-Salem, NC 27102	2D29470
(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, William D. Scism and James M. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Douglas McCaroll, unmarried

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. 197 on the Plan of Towne Village of the Country, Section III, of record in Plat Book 5200, page 269, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William D. Scism, unmarried, and James M. Smith, unmarried, by deed from Charles Luke Graby and wife, Linda H. Graby, of record in Book 6775, page 563, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5635, Page 545, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Charles Luke Graby and wife, Linda H. Graby, to J. G. Palmer, Trustee, for Commerce Union Bank, dated November 1, 1983, and filed for record in Book 6169, Page 353, Register's Office for said County, with an unpaid principal amount of approximately $56,011.22, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUL 6 9 11 AM '87

IDENTIFICATION REFERENCE

42638

This is (unimproved) (XX) property, known as 3357 Towneship Road, Antioch, TN 37013
(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 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 our hand s this 2nd day of July, 19 87

James M. Smith

William D. Scism

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, the within named William D. Scism and James M. Smith, both unmarried

the bargainor S, with whom I am personally acquainted/and who acknowledged that (or proved to me on the basis of satisfactory evidence) they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of July, 19 87.

Commission expires 9/9/89

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/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) 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 _____.

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

William D. Scism
James M. Smith

TO

Joseph Douglas McCarroll

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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
			56001.22- CAPT.	
			156.80 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 163.30-	
			6345A07/06/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42638.

IDENTIFICATION REFERENCE

JUL 6 9 11 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100589