NAME AND ADDRESS OF NEW OWNER:
Mary Ann Selensky
119 Jacksonian Dr.
Hermitage, TN 37076

SEND TAX NOTICES TO:
Mortg. Corp. of the South
P.O. Box 10726
Birmingham, Ala. 35202

THIS INSTRUMENT PREPARED BY:

George H. White, P.C.
Attorney at Law
201 West Main St., Suite 202
Murfreesboro, Tennessee 37130

Map No. 074-04-0
Parcel 01400
Field Book 04D 31440

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

BOOK 7310 PAGE 343

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, the undersigned, SAMUEL L. GIDDENS and wife, GRACE A. GIDDENS, have this day bargained and sold and do hereby transfer and convey unto MARY ANN SELENSKY, a single person, her heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being all of Lot No. 1049, HERMITAGE HILLS, SECTION 10, according to survey and plat of same appearing of record in Plat Book 3600, page 50, of the Register's Office of Davidson County, Tennessee, to which reference is here made for more complete details of location and description of said lot.

Being the same property conveyed to Samuel L. Giddens and wife, Grace A. Giddens, by deed from Peter J. Harper, Sr. and wife, Georgia Harper, of record in Book 5067, page 644, of said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 3765, page 134, of said Register's Office; and to the minimum building setback line and utility and drainage easements shown on the aforesaid subdivision plat.

This is improved property known as 119 Jacksonian Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except by lien of the 1987 real property taxes, which taxes are being prorated between the parties herein, with the grantee to pay said taxes when due.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 20 day of July, 1987.

Samuel L. Giddens
SAMUEL L. GIDDENS

Grace A. Giddens
GRACE A. GIDDENS

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this 20 day of July, 1987, before me personally appeared SAMUEL L. GIDDENS and wife, GRACE A. GIDDENS, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing (WARRANTY DEED) instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 20 day of July, 1987.

George H. White
NOTARY PUBLIC

My Commission Expires: 3/25/90.

GEORGE H. WHITE NOTARY PUBLIC RUTHERFORD CO. TENN.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 615.00.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Samuel L. Giddens
AFFIANT

Sworn to and subscribed before me on this 20 day of July, 1987.

George H. White
NOTARY PUBLIC

My Commission Expires: 3/25/90.

GEORGE H. WHITE NOTARY PUBLIC RUTHERFORD CO. TENN.

50653

IDENTIFICATION REFERENCE

JUL 30 9 02 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL STUB

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

RECEIVED OF _____

FOR _____

BOOK 7310 PAGE 345

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

[illegible] CASH
[illegible] CHECK 173.70-
[illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50653

IDENTIFT REFERENCE

JUL 30 9 02 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109631