This instrument prepared by Escrow Corporation of Nashville, 841 Wren Road, P.O. Box 976, Goodlettsville, TN 37072.

WARRANTY DEED

BOOK 7758 PAGE 821

THIS INSTRUMENT PREPARED BY

ESCROW CORPORATION OF NASHVILLE
841 WREN ROAD
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 19 89

Notary Public

MY COMMISSION EXPIRES: September 21, 1990

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
JIMMY DEE ANDERSON, JR., et ux (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	25-8
112 Harris Street (STREET ADDRESS OR ROUTE NUMBER)	6060 Poplar Avenue, Suite 391 (STREET ADDRESS)	49
Goodlettsville, Tn. 37072 (CITY) (STATE) (P.O. ZIP)	Memphis, Tennessee 38119 (CITY) (STATE) (ZIP)	GO 16316

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, PHILLIP GUPTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIMMY DEE ANDERSON, JR. and wife, CHRISTI RENEE ANDERSON

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. 14 on the Plan of J. W. Harris Subdivision of a part of the Clark Home Place at Goodlettsville, of record in Book 547, page 46, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 14 fronts 100 feet on the southerly side of Harris Street and runs back between parallel lines 200 feet to a dead endline.

Being the same property conveyed to Phillip Gupton partly by deed from Cecil Denver Prentice and Mary Louise Prentice Anderson of record in Book 6360, page 373, and partly by deed from Mildred Gupton, of record in Book 7702, page 391, Register's Office for Davidson County, Tennessee.

Mildred L. Gupton, spouse of the said Grantor, joins in this deed for the purpose of conveying any interest she may have in the said property.

This is unimproved ( ) improved (X) property, known as 112 Harris Street, Goodlettsville, Tennessee 37072
(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 25th day of January, 19 89

PHILLIP GUPTON

MILDRED L. GUPTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip Gupton and Mildred L. Gupton

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 Goodlettsville Tennessee this 25th day of January, 1989.

Commission Expires September 11, 1990

Notary Public.

STATE OF _____
_____ 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 his oath / their several oaths acknowledged himself / themselves to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that he / they as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 _____, Tennessee. on this the _____ day of _____, 19___

My commission expires _____

Notary Public

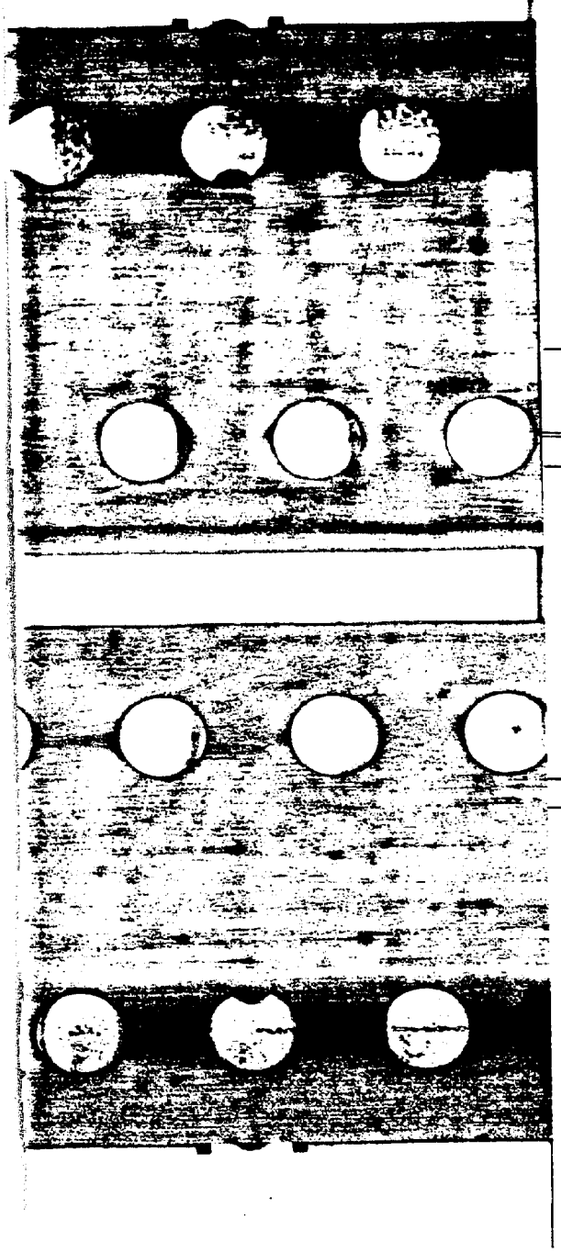
04106

IDENTIFICATION

JAN 26 9 27 AM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TENN

9378 01/26 0101 03CHECK 194.60



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 57000.00
CON TX 188.10
PRFEE 0.50
RFEE 6.00
TOTAL 194.60
CHECK 194.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/26/89 01 09:30 0001 9378

FELIX Z WILSON II REGISTER DAVIDSON COUNTY

JAN 26 9 27 AM '89

IDENTIFICATION REFERENCE

041106.

No. 175993