File Box 39

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 41,000.00

Subscribed and sworn to before me, this the 22nd day of January 19 90

My Commission expires: 11/21/92
(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

BOOK 8035 PAGE 112

THIS INSTRUMENT WAS PREPARED BY:
ROBERT GREENE, ATTORNEY
619 Woodland Street, Nashville, Tennessee 37206

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Zelia A. Rucker	United Carolina Bank
618 Moore Avenue (Name)	P.O. Box 3347 (Name)
Nashville, TN 37203 (Street Address)	Wilmington, NC 28406 (Street Address)
(City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP & PARCEL NO. 105-7-307	FIELD BOOK NO. 6DA-20340

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION; THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Jaime Roy Hepburn and Tracey Thomas Hepburn

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Zelia A. Rucker, Unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being the easterly half of Lot No. 22 on the Plan of Moore's Addition of record in Book, 137, page 91, Register's Office for Davidson County, Tennessee.

Said half of Lot No. 22 fronts 50 feet on the northerly side of Moore Avenue and runs back 148-1/4 feet between parallel lines.

Being property conveyed to Jaime Roy Mercer and Tracey Thomas Merber by deed from Roy Y. Hepburn of record in Book 5844, page 627, as corrected by Deed of Correction to Jaime Roy Hepburn and Tracey Thomas Hepburn of record in Book 7497, page 713, said Register's Office. The said Tracey Thomas Hepburn and Tracy Thomas Hepburn being one and the same person.

9 9 9 6 7

IDENTIF. REFERENCE

JAN 30 11 09 AM '90

7386 01/30 0101 03CHECK 142.30

THIS IS IMPROVED PROPERTY KNOWN AS 618 Moore Avenue, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 in 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 22nd day of January 19 90

Jaime Roy Hepburn

Jaime Roy Hepburn

Tracey Thomas Hepburn

Tracey Thomas Hepburn

State of Tennessee
County of Davidson

BOOK 8035 PAGE 113

On this 22nd day of January, 19 90, before me personally appeared Jaime Roy Hepburn and Tracey Thomas Hepburn to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:
11/21/92

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that _____ executed the same as the free act and deed of _____.

Witness my hand and official seal.
My commission expires:

_____

Notary Public

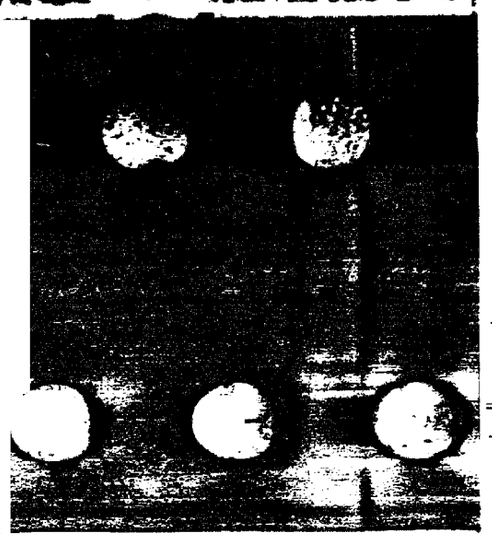
State of Tennessee
County of _____

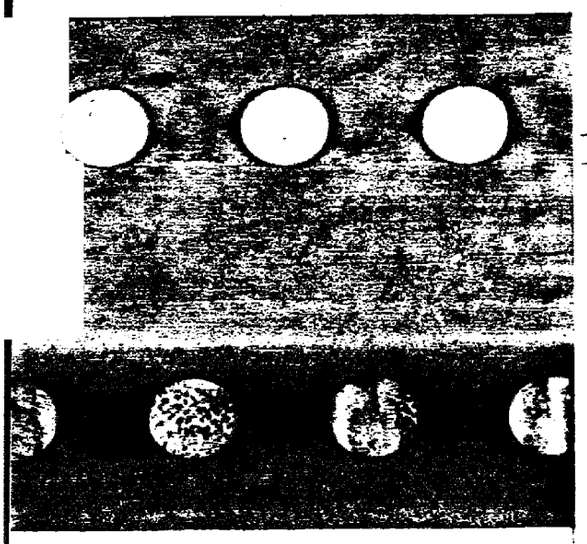
Before me, _____ personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ to be president (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ as _____.

Witness my hand and official seal.
My commission expires:

_____

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 8035 PAGE 114

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	41000.00
			CON TX	135.30
			PRFEE	1.00
			WDEED	6.00
			TOTAL	142.30
			CHECK	142.30

01/30/90 01 11:06 0001 7386

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99987

IDENTIF. REFERENCE

JAN 30 11 09 AM '90

DAVIDSON COUNTY TN.

No. 288444