BOOK 10330 PG 942

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX "7"
SATURN & MAZER TITLE SERVICES, INC.
(35213)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Melanie Lynn Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES 1/ /98
(AFFIX SEAL)

SATURN L. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Melanie Lynn Taylor (NAME)	First Union Mortgage Corp. (NAME)	149-2-B-152
943 Strand Fleet Drive (ADDRESS)	1100 Corporate Center Drive (ADDRESS)	2DX-7872
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Raleigh, NC 27605-5066 (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, James E. Hailey and wife, Mary Ann Hailey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melanie Lynn Taylor, 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:

Land in Davidson County, Tennessee, being Lot No. 187-B on the Plan of Zone Lot Division of Lots 187 thru 191 and 193 thru 195, Piccadilly Square, Phase II, of record in Plat Book 6250, Page 93 and amended in Book 6900, Page 106, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to James E. Hailey and wife, Mary Ann Hailey by deed from James T. Neeley and wife, Margaret Lynn Hailey of record in Book 8594, Page 690, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

IDENTIF. ↑ REFERENCE 0267575

97 JAN 28 PM 1:00
DAVIDSON COUNTY, TN.

Property Address: 943 Strand Fleet Drive, 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 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 sell and convey the same, that the same is unincumbered, unless otherwise hereinafter 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 in this instrument a 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 24th day of January 19 97

James E. Hailey

Mary Ann Hailey

BOOK 10330 PG 943

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and said County and State the within named James E. Hailey and wife, Mary Ann Hailey

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 24th day of January, 97.

Commission expires 11/28/98

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

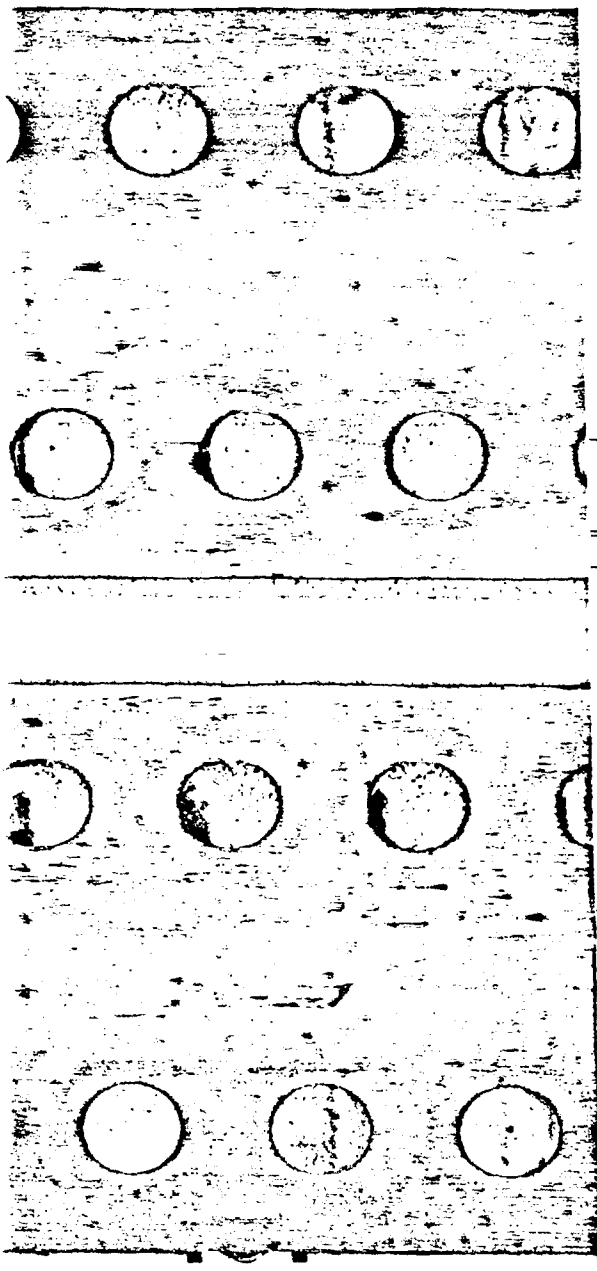
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

8493 01/28 0101 03CHECK 256.90



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

RECEIVED OF _____

FOR _____

BOOK 10330 PG 944

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	67000.00
			CON TX	247.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	256.90
			CHECK	256.90

01/28/97 01 13:01 0001 8493

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0267575
IDENTIF. # REFERENCE

97 JAN 28 PM 1:00
DAVIDSON COUNTY, TN.

No. 111096(