BOX 1

BOOK 10337 PG 877

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,400.00

Glenna Groce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1/31/97.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenna Groce	First Union Mortgage Corporation	136-14235
(NAME)	(NAME)	
581 Castlegate Drive	150 Fayetteville Street Mall	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Raleigh, NC 27601-2919	
(CITY) (STATE) (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, TERRIE L. HIX, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GLENNA GROCE, 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. 75-B on the Zone Lot Division of lots 73, 74, and 75 of Harbor Gate Subdivision, Section 2, of record in Plat Book 6250, Page 33, and amended in Book 6900, Page 297, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Terrie L. Hix, unmarried by deed of record in Book 8732, Page 768, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 581 Castlegate Drive, Nashville, TN 37217
(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 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 my our hand(s) this 31st day of January, 1997.

Terrie L. Hix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Terrie L. Hix, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 31st day of January, 1997

Commission expires October 9, 1999

Lori Holloway
Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

97 FEB -3 PM 2:33
DAVIDSON COUNTY, TN

0269597

IDENTIFICATION REFERENCE

02/03 0101 03CHECK 302.7B

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10337 PG 878

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	79400.00
CON TX	293.78
PRFEE	1.00
WDEED	8.00
TOTAL	302.78
CHECK	302.78

02/03/97 01 14:35 0001 2597

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0269597

IDENTIF. & REFERENCE

97 FEB -3 PM 2:33

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1113118