FILED

WARRANTY DEED

BOOK 10349 PG 144

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF February, 19 97

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Joseph Blue (NAME)	Tucker Federal Bank d/b/a/ (NAME)	MAP 117-8
3006 Belmont Boulevard (ADDRESS)	P. O. Box 211788 (ADDRESS)	PARCEL 153
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Augusta, GA 30917-1788 (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, Patricia L. Czarnik, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger Joseph Blue, 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:

BEING Lot No. 165 and part of Lot No. 164, on the plan of Victoria Place, of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot No. 165 fronts 60 feet on the easterly side of Belmont Boulevard and runs back between lines, 156 feet on the northerly line and 157.72 feet on the southerly line to an alley and shows 60 feet on said alley. Said part of said Lot No. 164 is described as follows: BEGINNING on the easterly margin of Belmont Boulevard at the northwest corner of Lot No. 165; thence northerly along the westerly line of Lot 164, 4 feet to a point in the easterly margin of Belmont Boulevard; thence easterly and parallel with the line between Lots Nos. 164 and 165; 56 feet to a point; thence southeasterly to a point in the north line of Lot No. 165, said point being 100 feet easterly from the northwest corner of Lot No. 165; thence westerly along the north line of said Lot No. 165, to the point of beginning.

BEING the same property conveyed to Patricia L. Czarnik by deed from Katherine G. Patrick, of record in Book 5604, Page 920, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3006 Belmont Boulevard, Nashville, TN 37212
(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 my hand this 13th day of February, 19 97

Patricia L. Czarnik

BOOK 10349 PG 145

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 Patricia L. Czarnik, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of February 19 97

Commission expires May 24, 1997

Patricia L. Nicholls
Notary Public

PATRICIA L. NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TN

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_____.

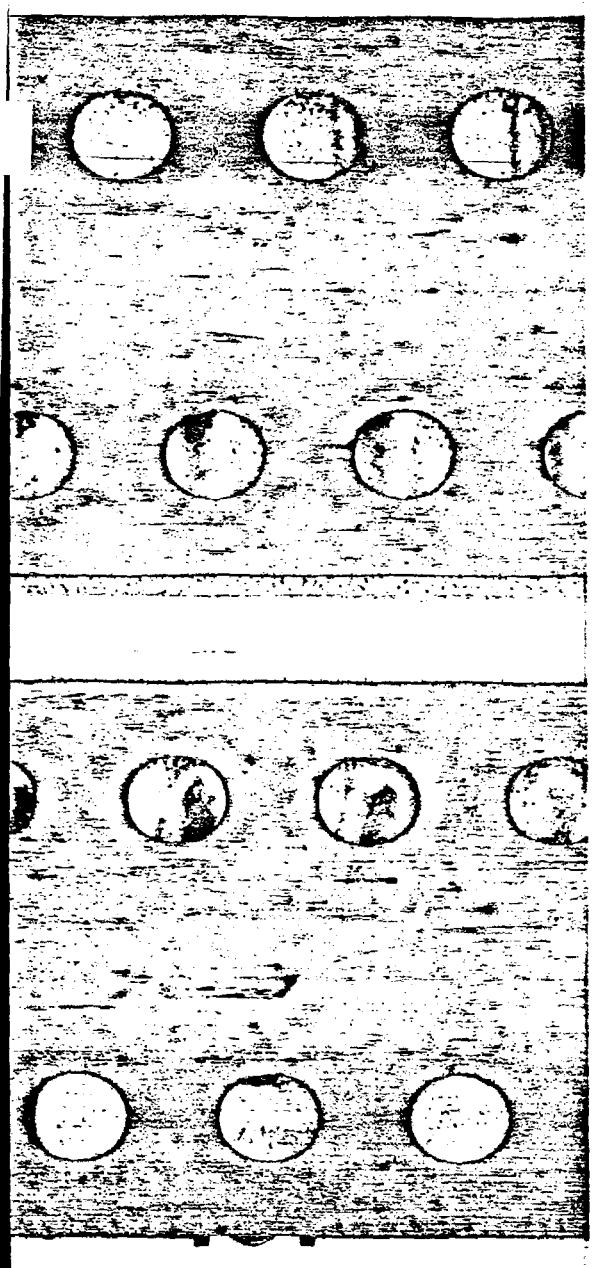
My commission expires _____

_____
Notary Public

97 FEB 13 PM 2:38
DAVIDSON COUNTY, TN.

0272933
IDENTIFICATION REFERENCE

6237 02/13 0101 03CHECK 471.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10349 PG 146

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	125000.00
			CON TX	462.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	471.50
			CHECK	471.50
02/13/97	01		14:41 0001	6237

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0272933

97 FEB 13 PM 2:38

REGISTER
DAVIDSON COUNTY, TN.

No. 1116704