FILED

WARRANTY DEED

BOOK 10368 PG 472

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th 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
Jeffrey Alan Carden	Tucker Federal Bank d/b/a/	MAP 74-4
(NAME)	(NAME)	
916 Hermitage Ridge	P. O. Box 211788	PARCEL 77
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Augusta, GA 30917-1788	
(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, Teresa Evelyn Martin , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Alan Carden and wife, Shirley Sue Carden

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. 58, on the plan of Hermitage Hills, Section 12, of record in Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jimmy H. Martin and wife, Teresa Evelyn Martin by deed from John T. Gwin, Successor Trustee, of record in Book 8131, Page 476, Register's Office for said County. See also Quitclaim Deed of record in Book 9678, Page 236, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4820, Page 611 and Book 4860, Page 506, Register's Office for said County.

Power of Attorney of Record in book 10368, Page 471, said Registers Office.

unimproved ( )
This is improved (X) property, known as 916 Hermitage Ridge, Hermitage, TN 37076
(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 28th day of February, 19 97

Teresa Evelyn Martin
Teresa Evelyn Martin
by Sandra K Sutherland ATTY-IN-FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____ _____
Notary Public

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

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, Sandra K. Sutherland, 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 on behalf of, Teresa Evelyn Martin as her Attorney in Fact as the free act and deed of the within named Teresa Evelyn Martin. Witness my hand and official seal at Nashville, Tennessee the 28th day of February 1997.

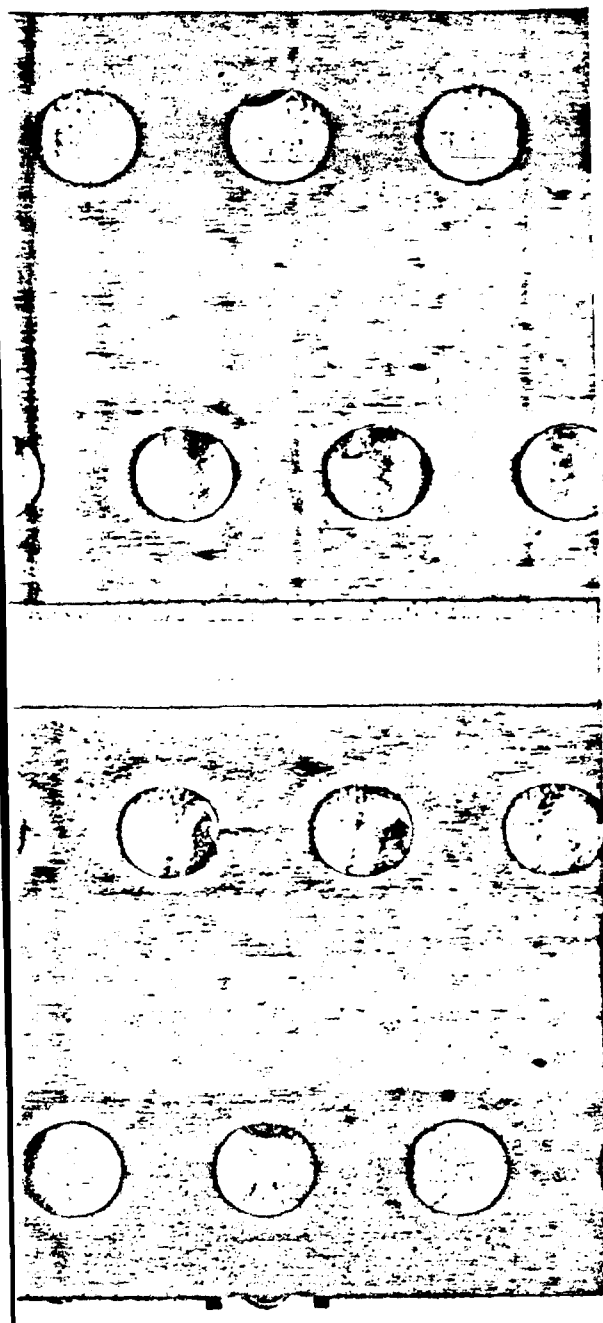
My Commission Expires: 5/24/97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

97 MAR -4 PM 2:54
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0278782
IDENTIFICATION

2560 03/04 0101 03CHECK 293.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10368 PG 474

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	77000.00
CON TX	284.90
PRFEE	1.00
WDEED	8.00
TOTAL	293.90
CHECK	293.90

03/04/97 01 15:00 0001 2560

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0278782
IDENTIF. & REFERENCE

97 MAR -4 PM 2:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1122952