WARRANTY DEED

BOOK 10371 PG 622

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Hugh D Higgins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 1997

Susan K Armstrong
Notary Public

MY COMMISSION EXPIRES: June 21, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES H. BEATY ATTY BPR#2282, 109 STADIUM DRIVE, HENDERSONVILLE, TENNESSEE 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HUGH D. HIGGINS (NAME)	HUGH D. HIGGINS (NAME)	MAP 33-8
106 MARITA AVENUE (ADDRESS)	106 MARITA AVENUE (ADDRESS)	PARCEL 47
GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	GOODLETTSVILLE, TN 37072 (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, CHARLIE H. BRYANT AND WIFE, DELORES BRYANT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HUGH D. HIGGINS AND WIFE, WANDA E. HIGGINS

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. 145 on the Plan of Gatewood, Section I, of record in Book 3300, pages 47 thru 52, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Charlie H. Bryant and wife, Delores Bryant by deed from Kathleen E. Traylor, NOW BEING Kathleen E. Traylor Casey and husband, Mike S. Casey of record in Book 8381, page 940, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 106 MARITA AVENUE, GOODLETTSVILLE, TN 37072
(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 our hand s this 26th day of February 19 97

Charlie H. Bryant
CHARLIE H. BRYANT

Delores Bryant
DELORES BRYANT

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLIE H. BRYANT AND WIFE, DELORES BRYANT

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 HENDERSONVILLE, Tennessee, this 26th day of February, 19 97

Commission expires June 21, 2000

Susan Klinstiver
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 _____

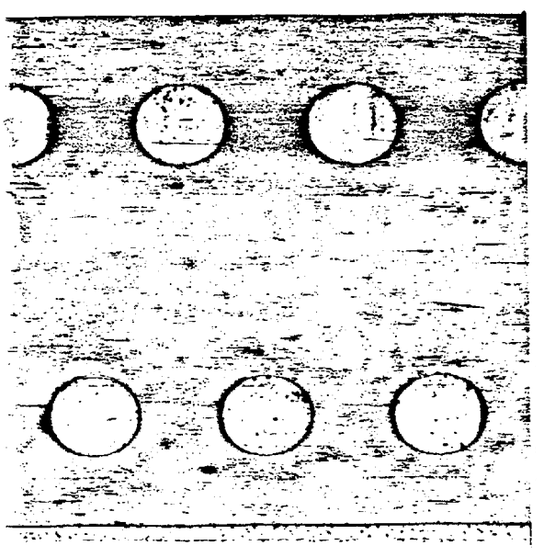
_____
Notary Public

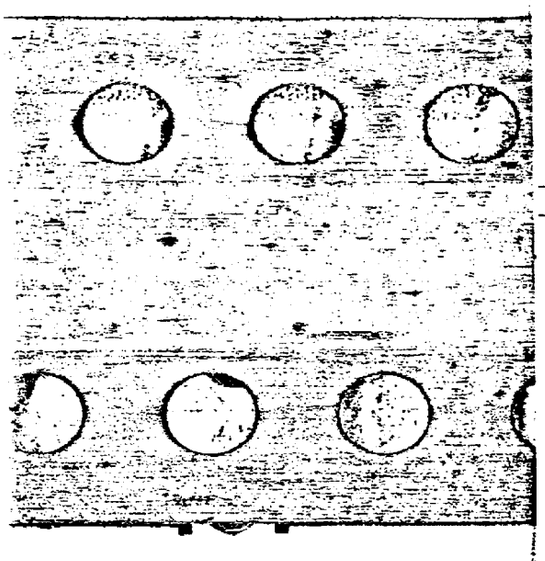
BOOK 10371 PG 623

027957.7
IDENTIF. & REFERENCE

97 MAR -6 PM 2:34
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

3426 03/06 0101 03CHECK 342.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10371 PG 624

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

03/06/97 01 14:34 0001 3426

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0279577
IDENTIF. ↑ REFERENCE

97 MAR -6 PM 2:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1123808