27-B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
George C. Luken, Jr.	First American National Bank	MAP and PARCEL
Johnnie A. Luken	Attn: Tax Dept.	
1712 Hunters Branch Road	First American Center	172-8 A 143
Antioch, TN 37013	Nashville, TN 37237	

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 10393 PG 401

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Felicia C. Wilt, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **George C. Luken, Jr. and Johnnie A. Luken, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Hunters Branch, Section 1, of record in Book 6250, Page 513, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Felicia C. Wilt by deed from Paul D. Maloy and wife, Teresa Marion Maloy, of record in Book 7452, page 572, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1712 Hunters Branch Road, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property Taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of record in Book 6250, page 513, said Register's Office and all matters therein; 3) Restrictive Covenants of record in Book 6601, Page 7, said Register's Office.

3655 04/01 0101 03DAVIDSON 407.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater for this transfer is $106,500.00

Affiant

Subscribed and sworn before me this 26th day of March, 1997.

My Commission Expires: 5/23/98

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0289151

IDENTIF. & REFERENCE

7 APR -1 PM 12:22

IX & WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 10393 PG 402

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **26th** day of **March, 1997**.

X Felicia C Wilt
Felicia C. Wilt

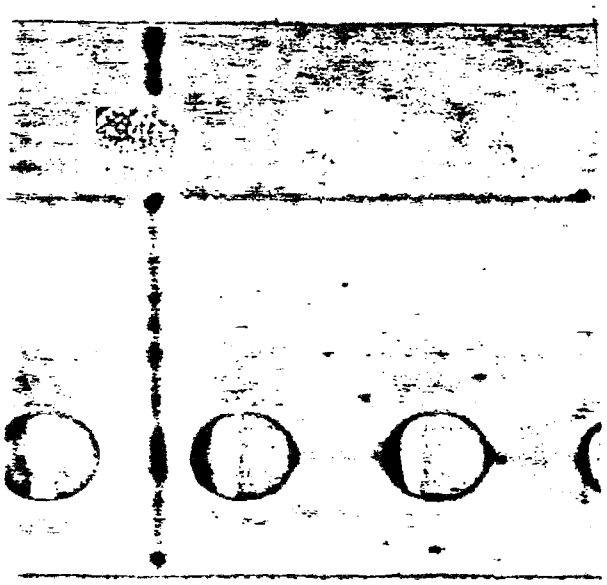
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Felicia C. Wilt, unmarried** , with whom I am personally acquainted, or who 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 **26th** day of **March, 1997**.

Notary Public
My Commission Expires: 5/23/98

File No. 9703-035



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

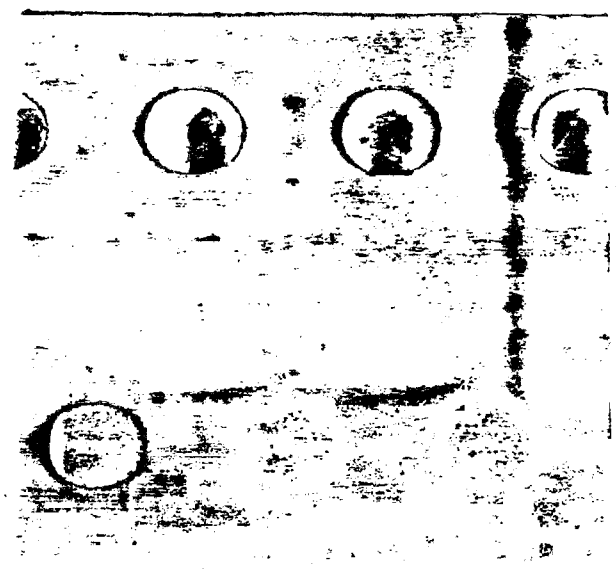
RECEIVED OF _____

FOR _____

BOOK 10393 PG 403

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



CASH
10[illegible].00
CON TX 394.05
PRFEE 1.00
MDEED 8.00
TOTAL 407.05
CHECK 403.05

04/01/97 01 12:22 0001 3.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0289151
IDENTIF. ↑ REFERENCE

97 APR -1 PM 12:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1133927