Box 17

WARRANTY DEED

BOOK 10427 PG 927

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,900.00

Henry Harold Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 19 97

NOTARY PUBLIC Notary Public

MY COMMISSION EXPIRES: AT LARGE 1/22/97

LAURIA BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Harold Russell (NAME)	Tucker Federal Bank (NAME)	MAP 150-14
4104 Tea Garden Way (ADDRESS)	P.O. Box 211788 (ADDRESS)	PARCEL 96
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Augusta, GA 30917-1788 (CITY) (STATE) (ZIP)	2DX8897

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, Southeast Builder Group

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry Harold Russell and wife, Darlene Marie Russell

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. 5, Tea Garden Place, according to survey and plat of same appearing of record in Plat Book 8250, page 571, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Southeast Builder Group by deed from Butler Builders, LLC of record in Book 10427, page 925, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 7861, page 420 and Book 8149, page 337, said Register's Office.

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

Taxes for the year 1997 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 4104 Tea Garden Way, Antioch, TN 37013
(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 22nd day of April 19 97

Southeast Builder Group
By: Kenneth Victory
Kenneth Victory, General Partner

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)

Before me, the undersigned, of the State and County aforesaid, personally appeared Kenneth Victory with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a General Partner of Southeast Builder Group the within named bargainor, a partnership, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Kenneth Victory as General Partner.

Witness my hand and seal this 22nd day of April, 1997, at Nashville, Tennessee.

My Commission Expires:

11/22/98

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lauri A. Beasley
Notary Public

0297699

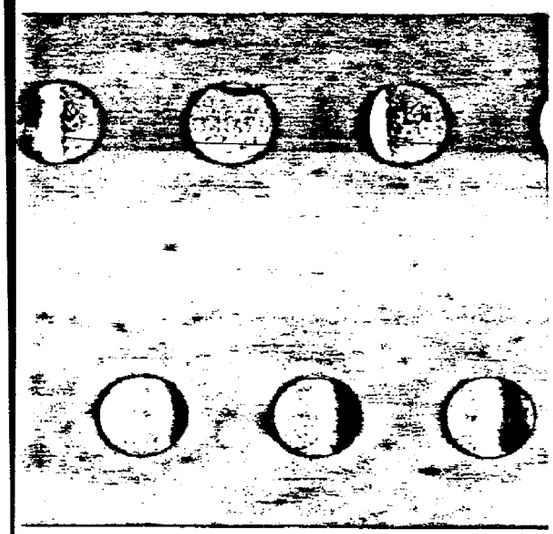
3140 04/24 0101 02THICK 404.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10427 PG 929

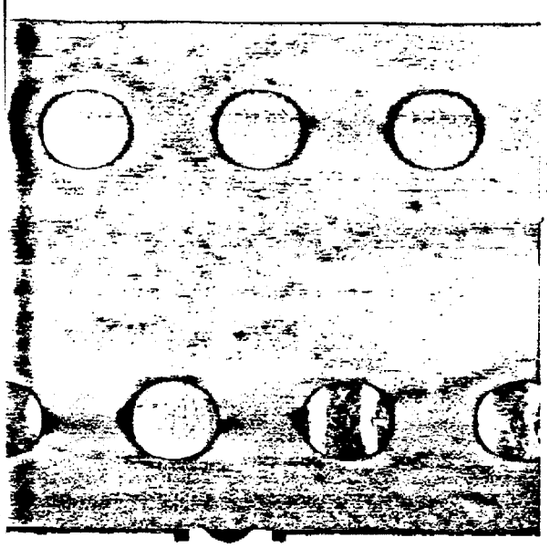
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
106900.00
CON TX 395.53
PRFEE 1.00
WDEED 8.00
TOTAL 404.53
CHECK 404.53

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/24/97 01 15:21 0001 3140



0297699

IDENTIFICATION REFERENCE

No. 1143260