FILE BOX 45

WARRANTY DEED

BOOK 10480 PG 688

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 131,000.00

James E. Shearon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF June 19 97

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(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
James E. Shearon (NAME)	Tucker Federal Bank d/b/a/ (NAME)	MAP 103-1
1210 Watts Terrace (ADDRESS)	P. O. Box 211788 (ADDRESS)	PARCEL 124.01
Nashville, TN 37209 (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, Dorris L. Hodges, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Shearon and wife, Paula T. Shearon

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 and Being Part of Lot No. 5 on the Map of the Division of Jackson Place, as of record in Book 1130, page 59, of the Register's Office of Davidson County and Beginning at a point in Larry Maxwell's easterly line of record in Plat Book 6250, Page 742, said point being approximately 242.5' south of the centerline of Watts Lane and being the northwesterly most corner of said property and being 381.4' north of Howard Maxwell's southeasterly most corner also of record in Plat Book 6250, Page 742; thence along Margaret Peal's southerly line S 83° 27' 55" E, 159.12 to a railroad spike in the center of a Paved undedicated road; thence along the the road S 9° 48' 03" W, 125.79' to an iron railroad spike; thence N 85° 14' 07" W, 159.04 to an iron pin; thence along Howard Maxwell's easterly line N 9° 36' 34" E, 130.70' to the beginning, according to a survey of James Jeffers, Jr., Land Surveyor, Tennessee Registration Number 1270, 8386 Greevale Drive, Nashville, Tennessee, 37221, dated 3/18.86.

BEING the same property conveyed to Dorris L. Hodges by deed from H. E. Collins, Trustee, of record in Book 8612, Page 773, Register's Office for said County.

9051 06/05 0101 03CHECK 493.70

unimproved ( )
This is improved (X) property, known as 1210 Watts Terrace, Nashville, TN 37209
(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 3rd day of June, 19 97

Dorris L. Hodges

Dorris L. Hodges

BOOK 10480 PG 689

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 Dorris L. Hodges, 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 3rd day of June, 19 97.

Commission expires March 24, 2001

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 ____.

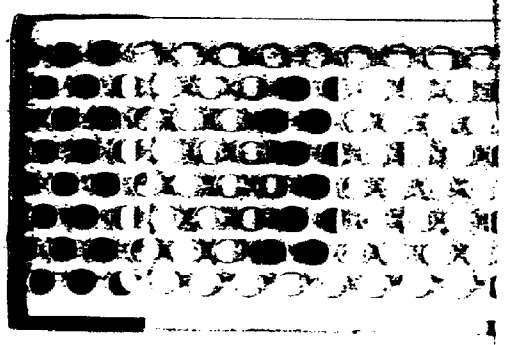
Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

Notary Public

03122444
IDENTIF. ↑ REFERENCE

97 JUN -5 AM 8:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10480 PG 690

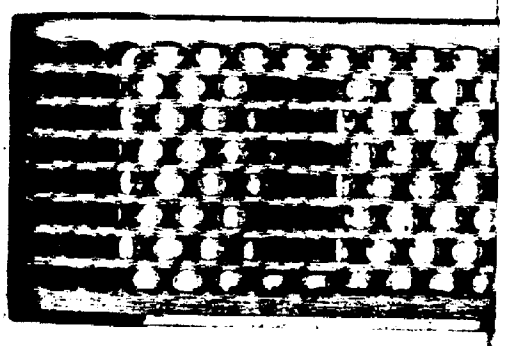
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 131000.00
CON TX 484.70
PRFEE 1.00
WDEED 8.00
TOTAL 493.70
CHECK 493.70

06/05/97 01 08:37 0001 9051

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03122444
IDENTIF. + REFERENCE

97 JUN -5 AM 8:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158973