WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10502 PG 918
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 19 97

Notary Public

COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILLIP R. NEWBERRY (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	MAP 18-07
301 MYSTIC HILL DRIVE (ADDRESS)	1100 CORPORATE CENTER DR. NC4777 (ADDRESS)	PARCEL
GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	RALEIGH, NC 27607-5066 (CITY) (STATE) (ZIP)	142

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, ERNEST A. GREGORY AND WIFE, GWENDOLYN C. GREGORY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP R. NEWBERRY AND WIFE, MARYLYN NEWBERRY

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:

Situated in Davidson County, Tennessee, being Lot No. 54 on the Plan of Charleston Square Subdivision, Section 3, of record in Plat Book 6250, page 435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to ERNEST A. GREGORY AND WIFE, GWENDOLYN C. GREGORY by Deed of record in Book 6672, page 489, Register's Office for Davidson County, Tennessee.

MAIL ENV.

FELIX Z. WISCONTI REGISTER
DAVIDSON COUNTY, TN.
97 JUN 24 AM 9:02

IDENTIF. & REFERENCE
0318957

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

6489 06/24 0101 03CHECK 393.43

uninproved ( )
This is improved (X) property, known as 301 MYSTIC HILL DRIVE, 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 23rd day of June 19 97

Ernest A. Gregory
ERNEST A. GREGORY

Gwendolyn C. Gregory
GWENDOLYN C. GREGORY

BOOK 10502 PG 919

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 ERNEST A. GREGORY AND WIFE, GWENDOLYN C. GREGORY

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 GOODLETTSVILLE, Tennessee, this 23rd day of June 19 97.

Commission expires January 24, 1998

Aaron Adams
Notary Public

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10502 PG 920

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	
				103900.00
			CON TX	384.43
			PRFEE	1.00
			WDEED	8.00
			TOTAL	393.43
			CHECK	393.43
06/24/97	01		09:03 0001	6489

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0318957
IDENTIF. ▲ REFERENCE

97 JUN 24 AM 9:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1166318