WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 10514 PG 6

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

David G. Tapscott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

Mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David G. Tapscott (NAME)	Franklin American Mortgage (NAME)	83-4-170
2306 Carter Avenue (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	15DA 39108
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Samual David Stewart and wife, Sarah C. Stewart (formerly known as Sarah C. Durham)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David G. Tapscott, unmarried

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 part of Lot No. 52 on the Map of Brownsville, of record in Book 21, page 9, Register's Office for Davidson County, Tennessee, and further described according to survey by John Kohl and Company, dated October 28, 1983, as follows:

BEGINNING at an iron spike in the center of Carter Street, 192.55 feet east of the center line of Johnson Street; thence with the center line of Carter Street, easterly 60 feet to a point; thence South 3 deg. West 390.6 feet to a point which is 48 2/3 feet north of a fence; thence westerly parallel to the center line of Carter Street, 60 feet to a oint which is 1 2/3 feet west of a fence line; thence North 3 deg. East 390.6 feet to the point of beginning.

Being the same property conveyed to Samual David Stewart and Sarah C. Durham by deed from W. Newt Roberts and wife, Constance Roberts of record in Book 9396, page 847, Register's Office, Davidson County, Tennessee. The said Sarah C. Durham is now known as Sarah C. Stewart.

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

unimproved ( )
This is improved (X) property, known as 2306 Carter Avenue, Nashville, Tennessee 37206
(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 30th day of June 19 97

Samual David Stewart

Sarah C. Stewart

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BOOK 10514 PG 7

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 Samual David Stewart and wife, Sarah C. Stewart

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 30th day of June, 1997.

Commission expires _____

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires SEPT. 23, 2000

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

IDENTIF. & REFERENCE

97 JUL -2 AM 8:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0322051

9843 07/02 0101 03CHECK

240.25

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

RECEIVED OF _____

FOR _____

BOOK 10514 PG 8

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	62500.00
CON TX	231.25
PRFEE	1.00
WDEED	8.00
TOTAL	240.25
CHECK	240.25

07/02/97 01 08:47 0001 9843

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0322051
IDENTIF. # REFERENCE

97 JUL -2 AM 8:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1169625