WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 97

CHRISTY WILKINS GIDDISH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/19/98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS J. LUSCHEN	SOUTHEASTERN MORTGAGE OF	104-1-254
(NAME)	TENNESSEE, (NAME) INC.	
3612 PILCHER AVENUE	115 29TH AVENUE SOUTH	25W-04395
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	NASHVILLE, TN 37212	
(CITY) (STATE) (ZIP)	(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, GREG A. GIDDISH AND WIFE, CHRISTIE WILSON GIDDISH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS J. LUSCHEN

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, Tennessee, being the westerly part of Lot No. 174 and the northeasterly triangular part of Lot No. 173, on the Map of a part of WEST GROVE ADDITION, of record in Plat Book 421, page 88, Register's Office for DAVIDSON County, Tennessee, and being more particularly described according to a survey by JOHN KOHL & COMPANY, P.C., 400 7th Avenue South, Nashville, TN 37203, dated May 9, 1995, bearing File No. 15532-G, as follows:

BEGINNING at a point in the northerly margin of Pilcher Avenue, at the corner of Lot Nos. 173 and 174; thence northerly, crossing Lot No. 173, to a point in the southerly margin of the right-of-way of the N. C. & St. L. Railroad, said point being 25 feet East of the common northerly corner of Lot Nos. 172 and 173; thence along the southerly margin of said railroad, easterly 50 feet to a point; thence southerly 372.5 feet, more or less, to the northerly margin of Pilcher Avenue; thence with the margin of the same, westerly 50 feet to the point of BEGINNING.

BEING the same property conveyed to GREGG A. GIDDISH, UNMARRIED, by deed from Anne M. Trickey and Gail G. Greenfield, Executors of the Estate of Alma J. Rasburry, of record in Book 9679, page 306, Register's Office for DAVIDSON County, Tennessee.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 3612 PILCHER AVENUE, 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 our hand s this 31st day of July 19 97

GREG A. GIDDISH

CHRISTIE WILSON GIDDISH

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 GREG A. GIDDISH AND WIFE, CHRISTIE WILSON GIDDISH

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 NASHVILLE, Tennessee, this 31st day of July, 19 97

Commission expires 5/27/2001

I. DYKE TATUM Notary Public

*** LEGAL DESCRIPTION CONTINUATION

CHRISTIE WILSON GIDDISH, wife of GREGG A. GIDDISH, joins in to convey any interest she may have by reason of her marital status in subject property.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

0332907
IDENTIF. # REFERENCE

97 AUG -1 PM 12:44
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1851 08/01 0101 03CHECK 366.05

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10552 PG 567

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 96500.00
				CON TX 357.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 366.05
				CHECK 366.05

08/01/97 01 12:43 0001 1851

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0332907

IDENTIFICATION REFERENCE

97 AUG -1 PM 12:44

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1181477