59-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,500.00

Brenda Wiggins Tharpe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 19 97

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Kimberly R. Parker
Notary Public

MY COMMISSION EXPIRES: 2-18-01
(AFFIX SEAL)

N0797-423L

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda Wiggins-Tharpe (NAME)	GUARANTY TRUST COMPANY (NAME)	MAP 72.10
1120 Delmas Avenue (ADDRESS)	P. O. Box 1218 (ADDRESS)	PARCEL 191
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Murfreesboro, Tn 37133-1218 (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, Carl Horton and wife, Wanda J. Horton; A.D. Hewlett and wife, Frances Hewlett and Affiliated Building Services, Inc.
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda Wiggins-Tharpe

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 all of Lot No. 30 on the plan of Eastmoore Place, as shown by plat and survey of record in Plat Book 547, Page 177 and 178, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 30 fronts 60 feet on the southerly margin of East Delmas Avenue and extends back between parallel lines 234.3 feet to a dead line.

Being the same property conveyed to Carl Horton and wife, Wanda J.Horton by deed from Gail F. Stephens of record in Deed Book 8096, Page 34, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

Affiliated Building Services, Inc., by and through its President, Patricia Spicer Carden, joins in this conveyance as the purchaser of said property at an alleged foreclosure sale occuring in May, 1997; the Trustee's Deed of said sale not being of record in the Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1120 Delmas Avenue, Nashville, Tennessee 37216
(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 20th day of August 19 97

Carl Horton
Carl Horton

A.D. Hewlett
A.D. Hewlett

Wanda J. Horton
Wanda J. Horton

Frances Hewlett
Frances Hewlett

Affiliated Building Services, Inc.
By its President, Patricia Spicer Carden

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 Carl Horton and wife, Wanda J. Horton; A.D. Hewlett and wife, Frances Hewlett

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 20th day of August, 19 97

Commission expires 2-18-01

Kimberly R. Parker
Notary Public

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared Patricia Spicer Carden and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the President and _____ respectively of the Affiliated Building Services, Inc. the within named bargainor, and corporation, and that she as such President 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 President as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 20th day of August, 19 97.

My commission expires 2-18-01

Kimberly R. Parker
Notary Public

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

LEGAL DESCRIPTION CONTINUATION

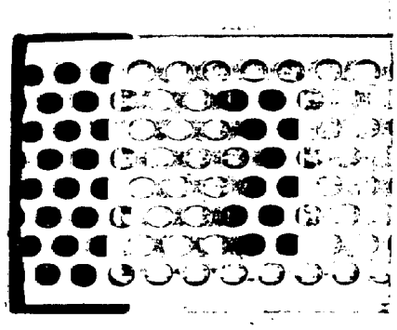
A.D. Hewlett and wife, Frances Hewlett, join in this conveyance as the holders of a certain indebtedness assumed by Carl Horton and wife, Wanda J. Horton; said indebtedness evidenced by a Deed of Trust of record in Deed Book 7771, Page 833 in the Register's Office for said County.

0340206
IDENTIF. & REFERENCE

97 AUG 22 AM 9:31
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9711 08/22 0101 03CHECK 224-65

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



RECEIVED OF _____

FOR _____

BOOK 10578 PG 217

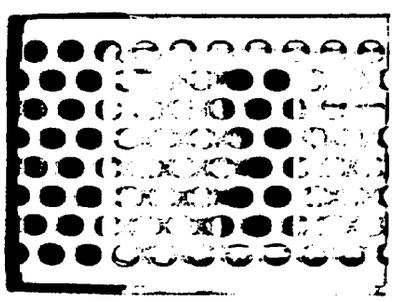
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	74500.00
CON TX	275.65
PRFEE	1.00
WDEED	8.00
TOTAL	284.65
CHECK	284.65

08/22/97 01 09:42 0001 9711

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0340206
IDENTIF. ↑ REFERENCE

97 AUG 22 AM 9:32
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1189239