BOOK 10612 PG 411

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (sk) Title No: 39210
Dav. Co. File: Box 8

97 SEP 17 PM 3:53

0349553

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James C. Huckaba Jennifer Jo Tatum 316 Ash Forge Drive Antioch, TN 37013	Countrywide Home Mortgage 718 Thompson Lane, Suite 105 Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 163-11-B-911

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 94,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **O.B. Elliott and spouse, Christine H. Elliott,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **James C. Huckaba and Jennifer Jo Tatum, both unmarried,** as joint tenants with rights of survivorship, hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 94 on the Plan of Bell Forge Village, 2nd revision of record in Book 6250, Page 201, to which plan reference is made for a complete description thereof.

BEING the same property conveyed to O.B. Elliott and wife, Christine H. Elliott by deed from H. B. Associates, a joint venture of record in Book 6810, Page 382, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6040, Page 538, Book 6350, Page 858, Book 6306, Page 644, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of O.B. Elliott and spouse Christine H. Elliott by Christine Rhodes as their Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference. Christine Elliott and Christine H. Elloitt and Christine H. Elliott are one in the same person.

This is improved property, known as: 316 Ash Forge Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of September, 1997.

O.B. Elliott

O.B. Elliott, By: Christine Rhodes, Atty-In-Fact

Christine H. Elliott

Christine W. Elliott, By: Christine Rhodes, Atty-in-Fact

State of Tennessee
County of Davidson

On this 15th day of September, 1997, before me the undersigned authority, personally appeared **Christine W. Elliott**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 94,500.00

James C. Huckaba

Affiant

Sworn and subscribed before me on the 15th day of September, 1997.

My Commission Expires:

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

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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 **Christine Rhodes**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **O.B. Elliott and Christine W. Elliott**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of September, 1997.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: O.B. Elliott and Christine W. Elliott

TO: James C. Huckaba and Jennifer Jo Tatum

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A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Christine Rhodes

Christine Rhodes, Affiant

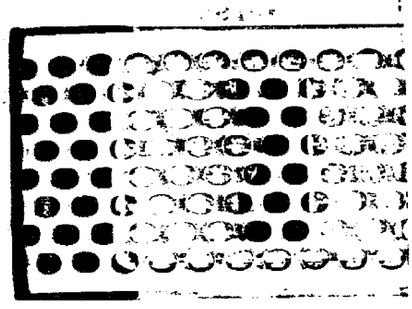
Sworn to and subscribed before me this

15th day of September, 1997.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000



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

RECEIVED OF _____

FOR _____

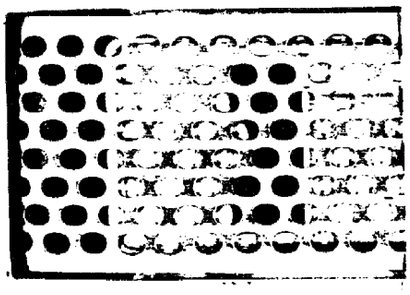
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 94500.00
CON TX 349.65
PRFEE 1.00
WDEED 12.00
TOTAL 362.65
CHECK 362.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 54 0001 9719



0349553
IDENTIFICATION REFERENCE

97 SEP 17 PM 3:53
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1199134