59B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,065.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October 19 97

Notary Public

MY COMMISSION EXPIRES: 2-18-01

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

(AFFIX SEAL)

N0997-528L

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
Fannie Crowder (NAME)	Union Planters Mortgage (NAME)	MAP 61.5 GRP. A
412 Lemont Drive (ADDRESS)	P.O. Box 1860 (ADDRESS)	PARCEL 16
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Ruby M. Howse

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fannie Crowder

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 described as follows, to wit:

Unit No. 35 as created and established by the Master Deed and ByLaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, Page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, Page 612, said Register's Office and as shown and described on the Plan for Poplar Glen, Phase II, of record in Book 6900, Page 764, Register's ffice for Davidson County, Tennessee, submitted to said Master Deed and Bylaws by instrument of record in BNook 7654, Page 439, said Register's Office, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and ByLaws, as may be from time to time amended as provided therein.

Being the same property conveyed to Ruby M. Howse by deed from Fox Ridge Homes, Inc. of record in Deed Book 7675, Page 898, Register's Office for said County.

This conveyance is subject to Master Deed and By-Laws of record in Deed Book 7534, Page 591 and amended in Book 7548, Page 612, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 412 Lemont Drive, 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 my hand this 3rd day of October 19 97

Ruby M. Howse
Ruby M. Howse

BOOK 10643 PG 97

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 Ruby M. Howse

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of October, 19 97

Commission expires 2-18-01

Notary Public

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

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

LEGAL DESCRIPTION CONTINUATION

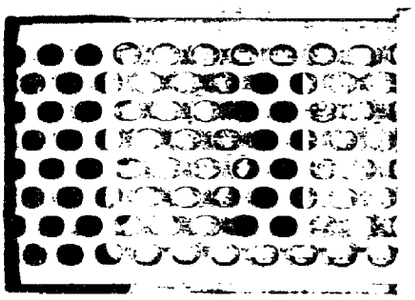
This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

This conveyance is subject to a Deed of Trust executed by Ruby M. Howse to Vaden Lackey, Jr., Trustee(s) for Fidelity Federal Savings & Loan Association, dated October 6, 1988, with an approximate unpaid balance of $50,420.90 of record in Trust Deed Book 7675, Page 901, of said Register's Office, which the Grantees herein assume and agree to pay. The escrow accounts in connection with said loan are hereby transferred to this Grantee.

0358219
IDENTIFICATION REFERENCE

97 OCT 13 AM 9:57
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9024 10/13 0101 03CHECK 22.34



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10643 PG 98

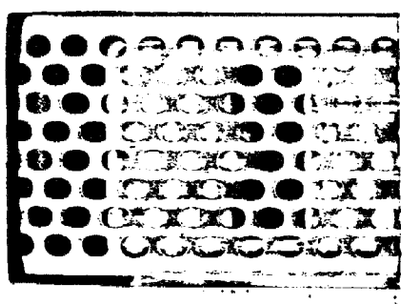
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	63065.00
CON TX	233.34
PRFEE	1.00
WDEED	8.00
TOTAL	242.34
CHECK	242.34

10/13/97 01 09:54 0001 9024

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0358219
IDENTIFICATION REFERENCE

97 OCT 13 AM 9:57

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

No. 1208340