BOOK 10645 PG 360

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,278.63

Kimberly Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October 19 97

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Johnson (NAME)	Union Planters National Bank (NAME)	MAP 49-15
3457 Tisdale Drive (ADDRESS)	P.O. Box 3137 (ADDRESS)	PARCEL 15
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Memphis, TN 38173-0137 (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, James L. Seltzer and wife, Carolyn A. Seltzer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Kimberly Johnson, unmarried, and Calvin C. Holcomb, unmarried, as tenants in common with right of survivorship,

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 Lot No. 15A, Zone Lot Division, Lots Nos. 15 and 16, Phase One, Deer Meadows, of record in Plat Book 6250, Page 298, amending Plat Book 5800, Page 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to James L. Seltzer and wife, Carolyn A. Seltzer by deed from B & R Partnership, of record in Book 6274, Page 566, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6143, Page 141 and Book 6250, Page 298, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by James L. Seltzer and wife, Carolyn A. Seltzer, to Stephen R. Josleyn, Trustee, for City Federal Savings Bank dated April 23, 1987 and filed for record in Book 7218, Page 444, Register's Office for said County, with an unpaid principal amount of approximately $ 45,899.52, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 3457 Tisdale Drive, Whites Creek, TN 37189
(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 9th day of October 19 97

James L. Seltzer
James L. Seltzer

Carolyn A. Seltzer both by Debbie Frost attorney in fact
Carolyn A. Seltzer

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____ _____

Notary Public

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

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, Debbie Foust, 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 on behalf of James Seltzer and Carolyn Seltzer as their Attorney in Fact as the free act and deed of the within named James Seltzer and Carolyn Seltzer. Witness my hand and official seal at Nashville, Tennessee the Ninth day of October, 1997.

My Commission Expires: 03/24/01

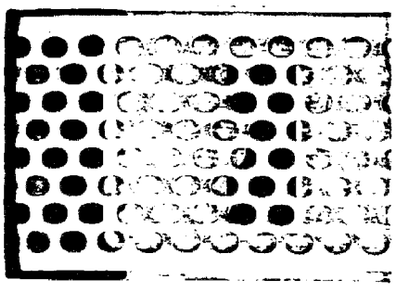
PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE

0358828
IDENTIF. & REFERENCE

97 OCT 14 PM 2:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9674 10/14 0101 03CHECK 228.33

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



RECEIVED OF _____

FOR _____

BOOK 10645 PG 362

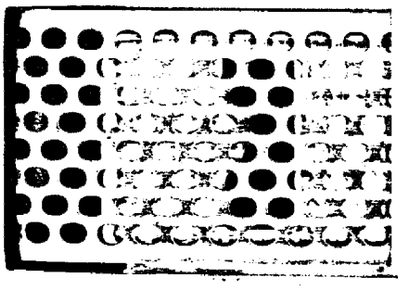
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 59279.63
CON TX 219.33
PRFEE 1.00
WDEED 8.00
TOTAL 228.33
CHECK 228.33

10/14/97 01 14:06 0001 9674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0358828
IDENTIF. ↑ REFERENCE

97 OCT 14 PM 2:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1208980