BOOK 10694 PG 462

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November 19 97

NOTARY PUBLIC

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
Carl H. Clay (NAME)	Tucker Federal Bank d/b/a/ (NAME)	MAP 176-2
4852 Peppertree Drive (ADDRESS)	P. O. Box 211788 (ADDRESS)	PARCEL 4
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Augusta, GA 30917-1788 (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, Rudolf H. Borgs and wife, Wanda S. Matthews Borgs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl H. Clay and Beth McGaughy, Both Unmarried

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. 173, on the plan of Revised, Section One, Peppertree Forest, of record in Plat Book 6900, Page 973, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Rudolf H. Borgs and wife, Wanda S. Matthews Borgs by deed from Wanda S. Matthews, of record in Book 9091, Page 121, Register's Office for said County. See also deed to Wanda S. Matthews of record in Book 8839, page 818, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7982, Page 736; and Plat Book 6900, page 973, Register's Office for said County.

97 NOV 24 PM 12:58
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03728 44

unimproved ( )
This is improved (X) property, known as 4852 Peppertree Drive, Antioch, TN 37013
(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 21st day of November, 19 97

Rudolf H. Borgs

Wanda S. Matthews Borgs

Wanda S. Matthews Borgs

BOOK 10694 PG 463

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 Rudolf H. Borgs and wife, Wanda S. Matthews Borgs

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 21st day of November, 19 97.

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON CO. 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

1544 11/24 0101 03CHECK 323.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10691 PG 461

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50
11/24/97 01 13:01 0001 1544

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03728844
IDENTIF. REFERENCE

97 NOV 24 PM 12:58

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

No.1224099