BOOK 10727 PG 645 FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 19 97

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Jack H. Sells (NAME)	Southtrust Mortgage Corporation (NAME)	MAP 92-15-A
7003 Chadwick Drive Suite 3 (ADDRESS)	31 100 Brookwood Place, Suite 300 (ADDRESS)	PARCEL 110 CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Birmingham, AL 35253-2060 (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 D. Moebes, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack H. Sells , Married

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, being Unit No. 110 of Elliston Place Quarters, as described in the Master Deed establishing a Horizontal Property Regime with respect to Elliston Place Quarters, of record in Book 6657, Page 72, Register's Office of Davidson County, Tennessee, together with a 1/48th undivided interest in the common elements as described in said Master Deed.

BEING the same property conveyed to James D. Moebes by deed from GIR Investments, of record in Book 6945, Page 806, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Book 6657, Page 72, Book 7232, Page 259 and Book 6657, Page 106, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ( )
This is improved (X) property, known as 2325 Elliston Place Unit #110, Nashville, TN 37203
(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 12th day of December 19 97

James D. Moebes

James D. Moebes

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 James D. Moebes, Married

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of December, 19 97.

Commission expires January 20, 1999

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

ZANA E. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

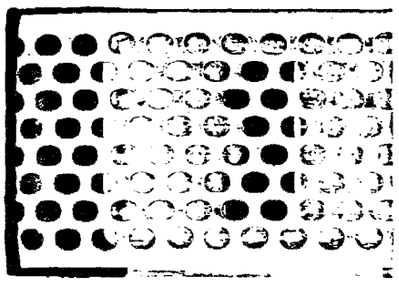
3163 12/18 0101 03CHECK 249.50

0381908

IDENTIFICATION REFERENCE

97 DEC 18 PM 2:23

FELICIA [illegible]
DAVIDSON COUNTY TN.



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

RECEIVED OF _____ BOOK 10727 PG 647

FOR _____

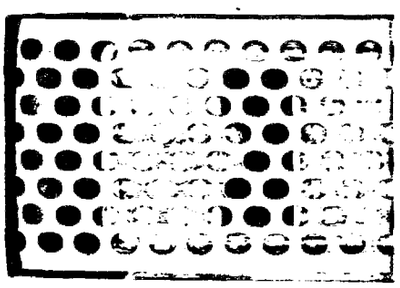
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

12/18/97 01 14:33 0001 3163

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0381908
IDENTIFICATION REFERENCE

97 DEC 18 PM 2:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1233905