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

PG: 10730 PG 776

W & I Ref: (sk) Title No: 39454
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carol I. Hudson 1209 Clarke Street Old Hickory, TN 37138	Tucker Federal Bank d/b/aPrime Lending P.O. Box 211788 Augusta, GA 30917-1788

TAX MAP-PARCEL NUMBERS: 53-03-56

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 87,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael N. Sebastian and spouse, Beverly B. Sebastian,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carol I. Hudson,** 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. 75 on the Plan of Section "B", Village of Old Hickory of record in Plat Book 1424, Page 67, Register's Office for said County.

SAID Lot No. 75 fronts 53.5 feet on the easterly margin of Clarke Street and extends back 89.1 feet on the northerly line and 89.1 feet on the southerly line to a dead line in the rear, measuring 53.7 feet thereon.

BEING the same property conveyed to Michael N. Sebastian and wife, Beverly B. Sebastian by deed from Dean Drake Caplinger of record in Book 8155, Page 11, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 1209 Clarke Street, Old Hickory, TN 37138

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.

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 19th day of December, 1997.

Michael N. Sebastian

Beverly B. Sebastian

BOOK 10730 PG 777

State of Tennessee
County of Davidson

On this 19th day of December, 1997, before me the undersigned authority, personally appeared **Michael N. Sebastian** and **Beverly B. Sebastian**, 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: _____

CHRISTY M. SIVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

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: $ 87000.00

Affiant

Sworn and subscribed before me on the 19th day of December, 1997.

My Commission Expires: _____

CHRISTY M. SIVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

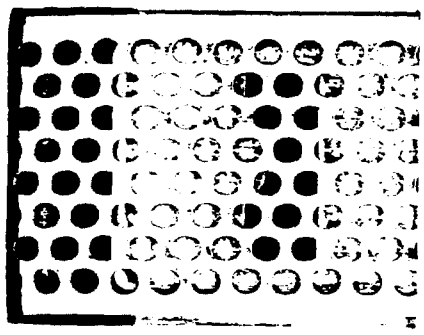
Notary Public

97 DEC 22 PM 2:07
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

013028 15

4161 12/22 0101 03CHECK 330.90

Widoc: Deed Wty—12/92



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

RECEIVED OF _____

FOR _____

BOOK 10730 PG 778

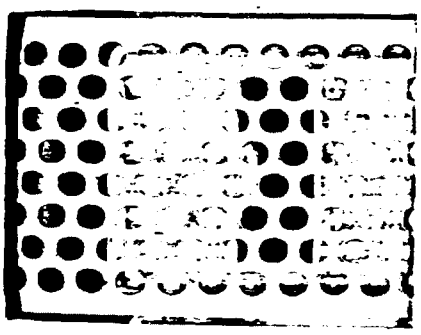
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	87000.00
CON TX	321.90
PRFEE	1.00
WDEED	8.00
TOTAL	330.90
CHECK	330.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/22/97 01 14:07 0001 4161



D3028I5

IDENTIFICATION SERVICE

97 DEC 22 PM 2:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1234882