BOOK 10751 PG 174

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: 5/8/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David G. Thomas (NAME)	Southeastern Mortgage (NAME)	MAP 172-8A
213 Collinwood Circle (ADDRESS)	115 29th Ave South (ADDRESS)	Parcel 120
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville TN 37212 (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, Paul J. Buscher and wife, Marsha A. Buscher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David G. Thomas and wife, Karla G. Thomas

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 Lot No. 120 on the Plan of Hunter's Branch, Section 2-A, of record in Book 6250, page 819, Register's Office for Davidson County, Tennessee.

SAID Lot No. 120 fronts 66.99 feet on the easterly margin of Collinwood Court and extends back 104.78 feet along the northerly line and 128.14 feet on the southerly line to a deade line in the rear measuring 55 feet thereon.

Being the same property conveyed to Paul J. Buscher and wife, Marsha A. Buscher by deed from Michael J. Buscher, a single person, of record in Book 7788, page 765, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive covenants contained in an instrument of record in Book 6601, page 7, Register's Office for Davidson County, Tennessee.

Plan of record in Book 6250, page 819, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

This is unimproved ( ) improved (X) property, known as 213 Collinwood Circle, Antioch, Tennessee 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 29th day of December 19 97

Paul J. Buscher by Susan Kelton attorney in fact
Paul J. Buscher

Marsha A. Buscher by Susan Kelton attorney in fact
Marsha A. Buscher

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 WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan Kelton, with whom I am personally acquainted and who acknowledged she is the Attorney-in-Fact of Paul J. Buscher and Marsha A. Buscher and is authorized by Paul J. Buscher and Marsha A. Buscher to execute this instrument on their behalf.

Witness my hand at Franlin, Tennessee, this 29th day of December, 1997.

_____
Notary Public

My commission expires: 11-18-01

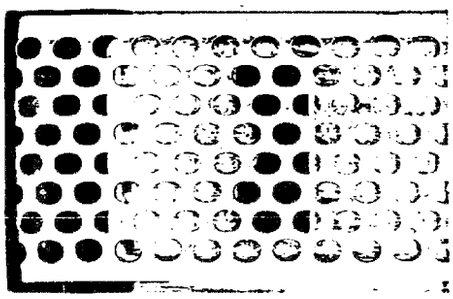
DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

0388169
IDENTIF. & REFERENCE
93 JAN -8 AM 9:26
REGISTER
MAIL ENV.
9890 01/08 0101 03CHECK
358

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10751 PG 176

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	94500.00
CON TX	349.65
PRFEE	1.00
WDEED	8.00
TOTAL	358.65
CHECK	358.65

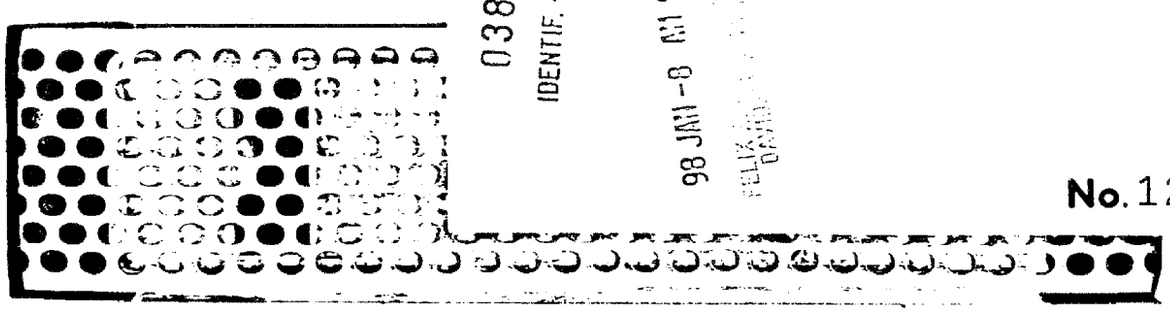
01/08/98 01 09:27 0001 9890

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0388169
IDENTIF. # REFERENCE

98 JAN -8 AM 9:26

REGISTER
DAVIDSON COUNTY



No. 1240558