26B

PAGE 10756 601

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Jimmy G. Abernathy and	[Biltmore Mortgage	[ ]
[Patricia L. Abernathy	[Corporation	[Map 33-16]
[1117 Apple Valley Road	[4301 Hillsboro Rd, Ste.300	[Parcel 014.00]
[Madison, TN 37115	Nashville, TN 37215	]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont		]
[Boulevard, Suite 115, Nashville, Tennessee 37205		97-12-4730]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, James U. Rust a/k/a James U. Rust, IV (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Jimmy G. Abernathy and Patricia L. Abernathy (The "Grantees"), Grantees's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 165 on the Map of Primrose Acres Subdivision, Section Two, as of record in Book 2900, page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 165 fronts 116.27 feet on the northerly margin of Apple Valley Road and extends back between lines 394.9 feet on the westerly line and 392.30 feet on easterly line to a dead line in the rear measuring 120 feet thereon.

Being the same property conveyed to James U. Rust a/k/a James U. Rust, IV by Quitclaim Deed from Picone, Inc. of record in Book 9741, page 165, said Register's Office for Davidson County, Tennessee.

The above described real property is not the homestead of James U. Rust a/k/a James U. Rust, IV and never has been and is investment property owned by James U. Rust a/k/a James U. Rust, IV.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1117 Apple Valley Road, Madison, Tennessee 37115.

0389816

IDENTIF. & REFERENCE

JAN 13 PM 1:57

REGISTER DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for this transfer is $95,000.00.

Jimmy G. Abernathy
Affiant

[Subscribed and sworn to before me this 29th day of December, 1997

Notary Public

NOTARY PUBLIC

[My Commission Expires: 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees's heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of December, 1997.

James U. Rust a/k/a James U. Rust, IV

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 bargainor, James U. Rust a/k/a James U. Rust, IV, with whom I am personally acquainted or proved to be the person(s) whose name(s) are subscribed to the within Warranty Deed and acknowledges that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 29th of December, 1997.

NOTARY PUBLIC

My Commission Expires: 1-24-98

1704 01/13 0101 03CHECK 360.50

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

RECEIVED OF _____

FOR _____

BOOK 10756 PG 603

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 8.00
TOTAL 360.50
CHECK 360.50

01/13/98 01 13:58 0001 1704

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0389816
IDENTIF. & REFERENCE

98 JAN 13 PM 1:57

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

No.1242354