BOOK 10775 PAGE 552

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Tracy M. Hann]	First Union Mortgage Corporation]	MAP and PARCEL]
[6342 Columbia Avenue]	Attn: Tax Dept.]	091-13 0 012.00]
[Nashville, TN 37209]	1100 Corporate Center Dr./NC-4777]	
	Raleigh, NC 27607-5066]	

[This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law]
[P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Cleda V. March, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Tracy M. Hann, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot no. 3 Block "E" on the plan of Crolywood Subdivision Section 2, of record in Book 1130, Page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 60 feet on the northerly margin of Columbia Avenue and extends back between parallel lines 150 feet to a dead line.
Being the same property conveyed to Cleda V. March by deed from Richard Lee TapScott and wife, Freda F. TapScott, of record in Book 6051, Page 717, Register's Office for Davidson County, Tennessee.

This is property with a common address of 6342 Columbia Avenue, Nashville, TN 37209.

PROPERTY CONVEYED "AS IS".

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The plan of record in Book 1130, Page 100, said Register's Office, and all matters therein.

Cleda V. March hereby warrants that she has never resided at said property as a married person.

98 JAN 30 PM 4:27
DAVIDSON COUNTY, TN.

0395425
IDENTIF. ↑ REFERENCE

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $68,900.00
[
[Affiant
[Subscribed and sworn before me this 29th day of January, 1998.
[
[My Commission Expires: 5/23/1998 Notary Public

NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **29th** day of **January, 1998**.

X Cleda V. March
Cleda V. March

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Cleda V. March, unmarried** , with whom I am personally acquainted, or who 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 office this **29th** day of **January, 1998**.

Notary Public
My Commission Expires: 3-29-98

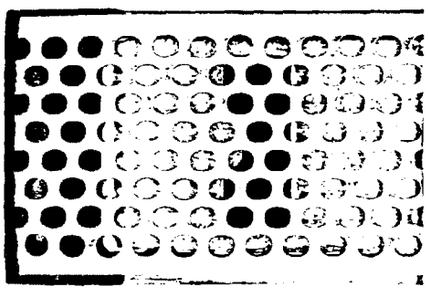
File No. 9801-014

7746 01/30 0101 03CHECK 263.93

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10775 PG 554

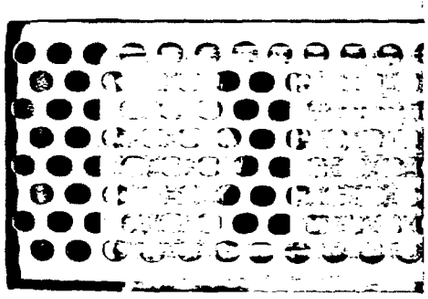
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 68900.00
CON TX 254.93
PRFEE 1.00
WDEED 8.00
TOTAL 263.93
CHECK 263.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/30/98 01 13:34 0001 7745



0395425
IDENTIF. ↑ REFERENCE

98 JAN 30 PM 1:27
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1248322