BOOK 10879 PG 388

WARRANTY DEED

Mail

PREPARED BY:

C. Patterson Cron
Lincoln & Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $153,000.00.

James Bryant
Affiant

Sworn to and subscribed before me on this the 3rd day of April, 1998.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 3-27-99

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
JAMES R. BRYANT and wife,
MOLLY J. BRYANT
408 Hunters Place
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 64-12-A-408.00 CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, I, **SAMUEL C. HIMES**, hereinafter called the GRANTOR, have bargained and sold and by these presents, do transfer and convey unto **JAMES BRYANT and wife, MOLLY J. BRYANT**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 408, of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as of record in Book 6250, page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Samuel C. Himes and wife, Madonna J. Himes, by deed from Harris A. Gilbert and Norman W. Ginsberg, Trustees, of record in Book 8523, page 540, Register's Office for Davidson County, Tennessee. The said Madonna J. Himes has since died.

This is improved property known as 408 Hunters Place, Hermitage, Tennessee, 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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, except as follows:

1) 1998 Davidson County taxes have been prorated and will be paid by the Grantees when due.

2) Plan of record in Plat Book 6250, page 118, Register's Office for Davidson County, Tennessee.

And GRANTORS 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.

WITNESS our hands this the 3rd day of April, 1998.

Samuel C. Himes by Marilyn C. Hicks P.O.A.
BY: MARILYN HICKS as attorney-in-fact for
SAMUEL C. HIMES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3rd day of April, 1998, before me personally appeared MARILYN HICKS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SAMUEL C. HIMES and acknowledged that she executed the same as the free act and deed of SAMUEL C. HIMES.

Charles P. Cox
NOTARY PUBLIC

My Commission Expires: March 27, 1999

0423456
IDENTIFICATION REFERENCE
98 APR -8 PM 2:29
DAVIDSON COUNTY, TN.
MAIL ENV.
7812 04/08 0101 03CHECK 575-10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 153000.00
CON TX 566.10
PRFEE 1.00
WDEED 8.00
TOTAL 575.10
CHECK 575.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/08/98 01 14:28 0001 7812

0423456
IDENTIF. # REFERENCE

98 APR -8 PM 2:29

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

No. 1278040