WARRANTY DEED

BOOK 10880 PG 323

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Emmett E. Elam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April 19 98

Charles A. Sullivan Jr.
Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman Title & Escrow, Inc., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emmett E. Elam (NAME)	Tucker Federal Bank (NAME)	Map 172-7
1303 McGavock Pike (ADDRESS)	P.O. Box 211786 (ADDRESS)	Parcel 134
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Augusta, Georgia 30917-1788 (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, Conservatorship of Bertha, Virginia Holbert Elam

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emmett E. Elam, unmarried

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 the easterly parts of Lots Nos. 1 and 2 and part of Lot No. 2-A on the Map of R. M. Dudley's Subdivision, as of record in Book 974, page 8, Register's Office of said County, described according to a survey made by Lewis D. Justice, Surveyor, March 22, 1948, as follows:

Beginning at a point on the northerly margin of McGavock Road, 124 feet easterly from the intersection of the northerly margin of said road and easterly margin of a 5 foot reserved strip lying on the easterly side of Oxford Avenue; thence with the northerly margin of said McGavock Road easterly 114.5 feet to the westerly margin of 15 foot alley; thence with the westerly margin of said alley northerly 83 feet to the southwest corner of a part of said Lot No. 2-A, conveyed to Chester Walker by deed from C. E. Walker and wife, of record in Book 714, page 497, Register's Office for said County, thence with the westerly line of said Chester Walker lot, northerly 85 feet to the northwest corner of said lot, said point being in the northerly line of said Lot No. 2-A, thence with the northerly line of said Lot No. 2-A, westerly 95.7 feet to a stake; thence southerly 190 feet to the point of beginning.

Being the same property conveyed to Bertha Elam, unmarried, by deed from Clifton Fortune, unmarried, of record in Book 9537, page 255, Register's Office for Davidson County, Tennessee, dated November 10, 1994.

Bertha Virginia Holbert Elam and Bertha Elam being one and the same person.

This conveyance is subject to taxes for 1998 and subsequent years, and to restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 1303 McGavock Pike, Nashville, Tennessee 37216
(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 6th day of April, 19 98

Conservatorship of Bertha, Virginia Holbert Elam
By: Christine Holbert Dye
Christine Holbert Dye, Co-Conservator

Attest: Timothy Ashford Dye
Timothy Ashford Dye, Co-Conservator

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

STATE OF TENNESSEE
COUNTY OF

BOOK 10880 PG 324

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 WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Christine Holbert Dye and Timothy Ashford Dye with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Co-Conservator and Co-Conservator respectively of the Conservatorship of Bertha** the within named bargainor, and corporation, and that they as such Co-Conservator and Co-Conservator being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Christine Holbert Dye as such Co-Conservator, and attesting the same by the said Timothy Ashford Dye as such Co-Conservator.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 6th day of April 19 98.

My commission expires November 27, 1999

Charles A. Sullivan
Notary Public

CHARLES A. SULLIVAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**Virginia Holbert Elam

0423722
IDENTIF. & REFERENCE
98 APR -9 AM 9:21
FELIX E. MILLER REGISTER
DAVIDSON COUNTY, TN.

2149 04/09 0101 03CHECK 197-70

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10880 PG 325

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 51000.00
CON TX 188.70
PRFEE 1.00
WDEED 8.00
TOTAL 197.70
CHECK 197.70

04/09/98 01 09:22 0001 2149

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0423722
IDENTIF. ↑ REFERENCE

98 APR -9 AM 9:21

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

No. 1278330