FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: ~~March 24, 2001~~ Nov. 4, 2000
(AFFIX SEAL)

RICHARD NORTHCUTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James Donald Bush, II (NAME)	AmSouth Bank of Alabama (NAME)	MAP 96-14
3048 Boulder Park Drive (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	PARCEL 217
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (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, Loyce Y. Buckner, married and Billy T. Gragg, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Donald Bush, II and wife, Tricia Ann Bush

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:

BEING Lot No. 34, on the plan of Hickory Bend, Section 3, of record in Book 3600, Page 42, Register's Office for Davidson County, Tennessee. Said Lot No. 34 fronts 75 feet on the northerly margin of Bould Park Drive and runs back 146.1 feet on the westerly line and 130.2 feet on the easterly line to a witness line measuring 107.95 feet thereon and extends on back 20 feet more or less on the westerly line and 100 feet more or less on the easterly line to the center line of McCrory Creek.

BEING the same property conveyed to Loyce Y. Buckner and Billy T. Gragg by deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of record in Book 9272, Page 635, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3642, Page 478, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ( )
This is improved (X) property, known as 3048 Boulder Park Drive, Nashville, TN 37214
(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 30th day of April 19 98

Loyce Y. Buckner

Loyce Y. Buckner

Billy T. Gragg

Billy T. Gragg

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 Loyce Y. Buckner and Billy T. Gragg

the bargainor, ~~s~~ with whom I am personally acquainted or 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 Nashville, Tennessee, this 30th day of April 19 98.

Commission expires ~~March 24, 2001~~ NOV. 4, 2000

Notary Public

NOTARY PUBLIC AT LARGE RICHARDSON CANNON COUNTY TENN

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

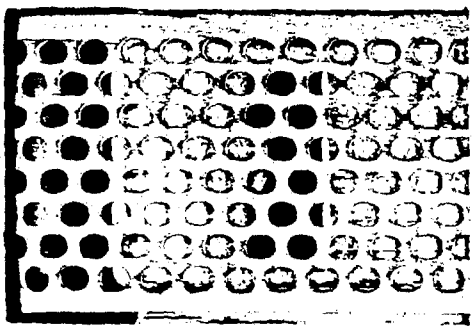
0433912

RECEIVED & RECORDED

98 MAY -5 PM 2:59

REGISTER
DAVIDSON COUNTY, TN

3015 05/05 0101 03CHECK 323.13



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10916 PG 947

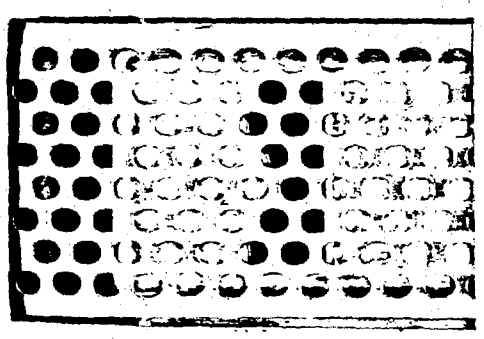
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	84900.00
CON TX	314.13
PRFEE	1.00
WDEED	8.00
TOTAL	323.13
CHECK	323.13

05/05/98 01 15:02 0001 3015

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0433912

IDENTIF. & REFERENCE

98 MAY -5 PM 3:00

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

No.1289076