FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10975 PG 700
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Kristina M. Harper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF June 19 98

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

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
Kristina M. Harper (NAME)	Tucker Federal Bank d/b/a (NAME)	MAP 75-13
104 Aloha Court (ADDRESS)	P. O. Box 211788 (ADDRESS)	PARCEL 234
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Augusta, GA 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, Barbara S. Seaborn and Carl Sullivan and Teresa S. Hill, the only heirs of the Estate of Nina Sullivan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristina M. Harper, 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:

BEING Lot No. 24, on the plan of Hermitage Hills Addition to Section Four, of record in Book 3842, Page 128, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Said Lot fronts 65 feet on the northeasterly side of Aloha Court, and extends back 168 feet on the southeasterly line and 171.5 feet on the northwesterly line, to a dead line, which is a broken line and measures 90.61 feet thereon.

BEING the same property conveyed to Nina Sullivan by deed from Robert L. Wood, and wife, Naomi H. Wood and B.S.R. Investments, of record in Book 7626, Page 771, Register's Office for said County. The said Nina Sullivan now being deceased. The grantors herein being the only heirs of Nina Sullivan. Also see Power of Attorney of record in Book 10975, Page 696, Register's Office for Davidson County.

Power of Attorney of Record in Book 10975, Page 698, said Registers Office.

unimproved ( )
This is improved (X) property, known as 104 Aloha Court, Hermitage, TN 37076
(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 5th day of June 19 98

Barbara S. Seaborn by Teresa Hill
Barbara S. Seaborn

Teresa S. Hill
Teresa S. Hill

Carl Sullivan by Teresa Hill
Carl Sullivan

their attorney in fact

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

BOOK 10975 PG 701

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

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

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, Teresa S. Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Barbara S. Seaborn and Carl Sullivan as their Attorney in Fact as the free act and deed of the within named Barbara S. Seaborn and Carl Sullivan.
Witness my hand and official seal at Nashville, Tennessee, this 5th day of June 1998.

My Commission Expires: 3/24/01

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Teresa S. Hill, with whom I am personally acquainted (or proved to me on thebasis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.
Withness my hand and official seal at Nashville, Tennessee, this 5th day of June, 1998.

My Commission Expires: 3/24/01

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0450056

98 JUN 12 PM 2:59

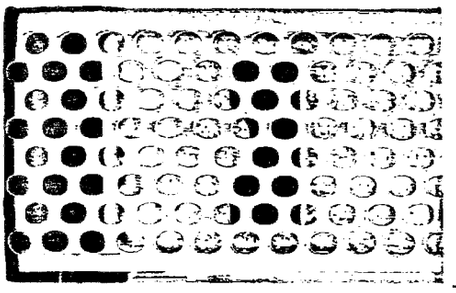
0265 06/12 0101 03CHECK 312.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10975 PG 702

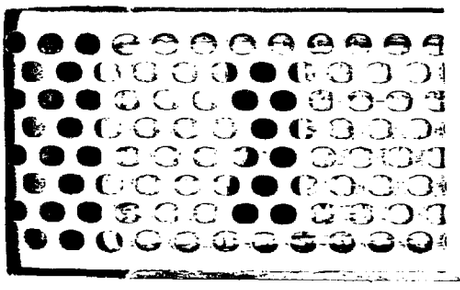
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	82000.00
CON TX	303.40
PRFEE	1.00
WDEED	8.00
TOTAL	312.40
CHECK	312.40

06/12/98 01 14:59 0001 0245

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0450056

IDENTIF. & REFERENCE

98 JUN 12 PM 2:59

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

No. 1306137