WARRANTY DEED

BOOK 11004 PAGE 525

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 101,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: October 13, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mortgage Escrow Company, 3212 West End Avenue, Suite 500, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dace Shuck (NAME)	AmSouth Bank of Tennessee (NAME)	MAP 75-7
637 Des Moines (ADDRESS)	601 Market Center (ADDRESS)	GROUP 66
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Chattanooga, TN 37401 (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, Bertha Mae Ferguson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dace Shuck and Juliet Cripps, both 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. 57 on the Plan of Tulip Grove Subdivision, Section 2, as of record in Book 3700, page 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 91.83 feet on the southeasterly margin of Des Moines Drive and runs back between the lines measuring 297.22 feet on the southwesterly line and 318.87 feet on the northeasterly line to a dead line in the rear measuring 61.94 feet thereon.

Being the same property conveyed to Exell R. Ferguson and wife, Bertha Mae Ferguson by deed from Johnson Homes, Inc. of record in Book 4201, page 372, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4134, page 51 said Register's Office.

MAIL ENV.

98 JUL -2 PM 2:

FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0458346

unimproved ( )
This is improved (X) property, known as 637 Des Moines, Hermitage, Tennessee 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 my hand this 26th day of June 19 98

Bertha Mae Ferguson

Bertha Mae Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bertha Mae Ferguson

the bargainor _____, 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 for the purposes therein contained. Witness my hand ~~and official seal~~ at Hermitage, Tennessee, this 26th day of June 19 98.

Commission expires October 13, 2001

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

9149 07/02 0101 03CHECK 384.55

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
101500.00
CON TX 375.55
PRFEE 1.00
WDEED 8.00
TOTAL 384.55
CHECK 384.55
07/02/98 01 14:10 0001 9149

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458346
IDENTIF. # REFERENCE

98 JUL -2 PM 2:10
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.1314919