BOOK 11131 PAGE 511

B450-B

WARRANTY DEED

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 129,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF September, 1998

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN. DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TWYLA MARIE LAMBERT (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	104-1-194
147 39TH AVENUE NORTH (ADDRESS)	1100 CORPORATE CENTER DRIVE (ADDRESS)	25W-08315
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	RALEIGH, NC 27607-5066 (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, CHRISTY WILSON GIDDISH AND HUSBAND, GREGG A. GIDDISH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TWYLA MARIE LAMBERT

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 DAVISON County, Tennessee, being Lot No. 48, on the Map of PART OF WEST GROVE SUBDIVISION, of record in Book 421, page 109, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to CHRISTIE WILSON GIDDISH, by deed from Ernest L. Harris, Jr. and Terry Marvin Harris and Phyllis L. Harris Powell and Linda Susan Harris Coley, Heirs at Law of Marcella W. Harris, of record in Book 10979, page 924, Register's Office for DAVIDSON County, Tennessee.

GREGG A. GIDDISH, husband of CHRISTIE WILSON GIDDISH, joins in to convey any interest he may have by reason of his marital status in subject property.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

6762 09/29 0101 03CHECK 454.63

unimproved ( )
This is improved (X) property, known as 147 39TH AVENUE NORTH, NASHVILLE, TN 37209
(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 25th day of September, 1998

Christy Wilson Giddish
CHRISTY WILSON GIDDISH

Gregg A. Giddish
GREGG A. GIDDISH

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 CHRISTY WILSON GIDDISH AND HUSBAND, GREGG A. GIDDISH

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 25th day of September, 19 98

Commission expires 05/27/2001

I. DYKE TATUM
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

0493483
IDENTIFICATION REFERENCE

98 SEP 29 PM 1:59
REGISTER
DAVIDSON COUNTY, TN.

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 119900.00
CON TX 443.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 454.63
CHECK 454.63

09/29/98 01 14:01 0001 6762

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0493483
IDENTIF. & REFERENCE

98 SEP 29 PM 1:59

ALL STAMPED BY REGISTER
DAVIDSON COUNTY, TN.

No. 1352073