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47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,350.00
& Cynthia D. Buford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 15th DAY OF December 19 98

Bertie J. Whitaker
Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia D. Buford (NAME)	Southtrust Mortgage Corporation (NAME)	MAP 53-3
485 Canton Pass (ADDRESS)	210 Wildwood Parkway (ADDRESS)	PARCEL 34
Madison, TN 37115 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35209 (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, Calvin G. Harding and wife, Jacquelyn Harding

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia D. Buford, 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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 119 Sequoia Valley Subdivision, Section III, as of record in Book 4460, page 83, Register's Office for Davidson County, Tennessee, and more particularly described as follows: BEGINNING at a concrete monument in the south margin of Canton Pass and in the property line of said Subdivision; thence with said line of said subdivision South 40 degrees 24 minutes East 160.6 feet to an iron pin; thence South 70 degrees 29 minutes West 157.2 feet to an iron pin at the common corner of Lots 119 and 120; thence North 19 degrees 31 minutes West 150.0 feet to an iron pin in the southerly margin of Canton Pass; thence with said margin of said Pass 100.0 feet to the point of beginning.

Being the same property conveyed to Calvin G. Harding and wife, Jacquelyn Harding by deed from Walter Alsup and wife, Donna K. Alsup, of record in Book 8054, Page 439, Register's Office for said County.

Jacquelyn Harding executes this instrument as Attorney-in-Fact on behalf of Calvin G. Harding pursuant to Special Power-of-Attorney recorded simultaneously herewith.

052656

IDENTIF. & REFERENCE

98 DEC 17 PM 1:47 REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 485 Canton Pass, Madison, TN 37115
(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 15th day of December 19 98

Calvin G. Harding
By: Calvin G. Harding By: Jacquelyn Harding
Jacquelyn Harding, Attorney-in-fact

Jacquelyn Harding

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 Jacquelyn Harding 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 Goodlettsville, Tennessee, this 15th day of December, 199 8

My Commission Expires: 11-27-99

Bertie Jo Whitaker
Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 _____, Tennessee on this the _____ day of _____, 199__.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 199 8 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jacquelyn Harding to me known to be the person who executed the foregoing instrument in behalf of Calvin G. Harding, and acknowledged that she executed the same as the free act and deed of the said Calvin G. Harding.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15th day of December, 199 8.

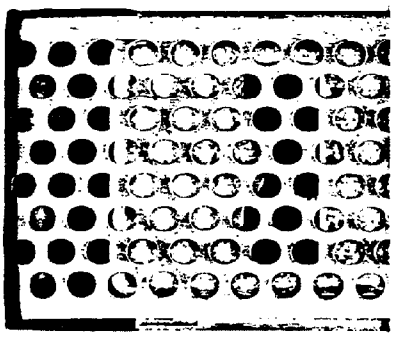
My Commission Expires: 11-27-99

Bertie Jo Whitaker
Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

1948 12/17 0101 03CHECK

485.90



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

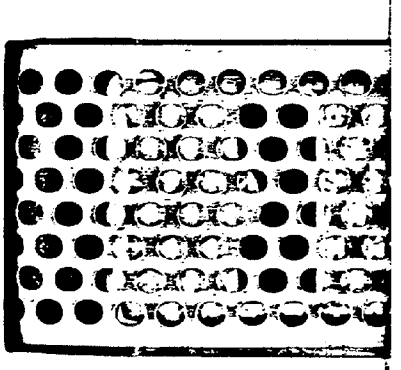
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CKMT

	128350.00
CON TX	474.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	485.90
CHECK	485.90

12/17/98 01 13:47 0001 1948



0526561
IDENTIF. ↑ REFERENCE

98 DEC 17 PM 1:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401398