FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Kathey E Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 20 00

Notary Public

MY COMMISSION EXPIRES: January 31, 2004
(AFFIX SEAL)

DAVIDSON COUNTY TENN. ANNA LEE LARGE NOTARY PUBLIC AT LARGE

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
Kathey E. Williams (NAME)	Tucker Federal Bank, d/b/a (NAME)	MAP 073-7
2607 Tate Court (ADDRESS)	P. O. Box 211788 (ADDRESS)	PARCEL 246
Nashville, TN 37214 (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, Tia L. Gann and husband, Charles Edward Gann

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathey E. Williams, 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. 3B, Two Rivers Place (formerly Cabin Hill), Section 2, of record in Plat Book 6250, Page 635, and amending Plat Book 6050, Page 145, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Tia L. Gann and husband, Charles Edward Gann by Quitclaim Deed from Tia L. Abernathy, of record in Book 9378, Page 515, Register's Office for said County. Reference is also made to prior deed of record in Book 9100, Page 765, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Plat Book 6250, Page 635; Book 9412, Page 317; and Book 6430, Page 509, Register's Office for said County.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 635, and amending Plat Book 6050, Page 145, said Register's Office.

Davidson County DEEDWARR
Recvd: 10/02/00 14:10 2pgs
Fees:11.00 Taxes:284.90

20001002-0097242

unimproved ( )
This is improved (X) property, known as 2607 Tate Court, 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 29th day of September, 20 00

Tia L. Gann

Charles Edward Gann

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 Tia L. Gann and husband, Charles Edward Gann

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 29th day of September 20 00.

Commission expires January 31, 2004

Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE ANITA LEE

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

_____
Notary Public