This Instrument Prepared By:

Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027

FILE BOX #52

WARRANTY DEED

BOOK 7838 PAGE 187

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeff Ford (NAME)	Carteret Savings Bank, F.A. (NAME)	173-4-A-8
105 Brian Circle (STREET ADDRESS OR ROUTE NUMBER)	601 Cleveland Street, Suite 300 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Clearwater, FL 34615-8137 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) ---------- *Dollars.*

Cash in hand paid by Jeff Ford and wife, Sandra Ford and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Angelo N. Grandelli and wife, Jo Ellen Grandelli

have this day bargained and sold, and do hereby transfer and convey unto the said Jeff Ford and wife, Sandra Ford

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 8 on the Plan of Oak Highlands, Phase One, of record in Plat Book 6900 at pages 432,433, 434 and 435, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Angelo N. Grandelli and wife, Jo Ellen Grandelli by deed from Gemcraft Homes (Tennessee), Inc. of record in Book 7581, page 519, Register's Office for Davidson County, Tennessee.

As part of the purchase price of the above described premises, the grantee hereby expressly assumes and agrees to pay an existing mortgage evidenced by one certain trust deed dated June 10, 1988, and filed for record June 23, 1988, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 7581, page 522, and note of even date thereby secured, in the original sum of $129,330.00, payable to The MortgageBanque, Inc. The Grantee further assumes the obligation of Angelo N. Grandelli and wife, Jo Ellen Grandelli under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $ 138,500.00

Subscribed and sworn to before me this the 5th *day of* May 19 89

My Commission expires: 5/19/91 *(Affix Seal)*

Affiant

Notary Public Judy A. Lehman

NOTARY PUBLIC AT LARGE

This is improved (XX) property, known as 105 Brian Circle Antioch, TN 37013 *(House Number) (Street) P.O. Address: (City or Town)* TN

unimproved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 5th *day of* May *, 19* 89 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Angelo N. Grandelli
by his attorney in fact
Frederick R Adams

Jo Ellen Grandelli
by her attorney in fact
Frederick R Adams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me Judy A. Lehman, *a Notary Public in and for said County and State* Angelo N. Grandelli and wife, Jo Ellen Grandelli

the within named 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 Brentwood *Tennessee, this* 5th *day of* May, *19* 89

Notary Public

Judy A. Lehman

Commission expires 5/19/91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____.

Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of May, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Frederick R. Adams, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Angelo N. Grandelli and wife, Jo Ellen Grandelli, and acknowledged that he executed the same as the free act and deed of said Angelo N. Grandelli and wife, Jo Ellen Grandelli. Witness my hand and official seal at Brentwood Tennessee, this 5th day of May, 1989.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 5-19-91

31894

FILED FOR RECORD
MAR 10 2 21 PM '89

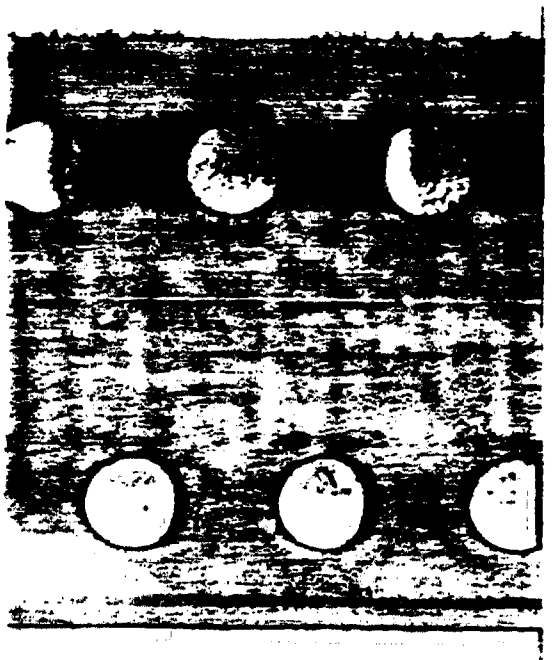
WARRANTY DEED

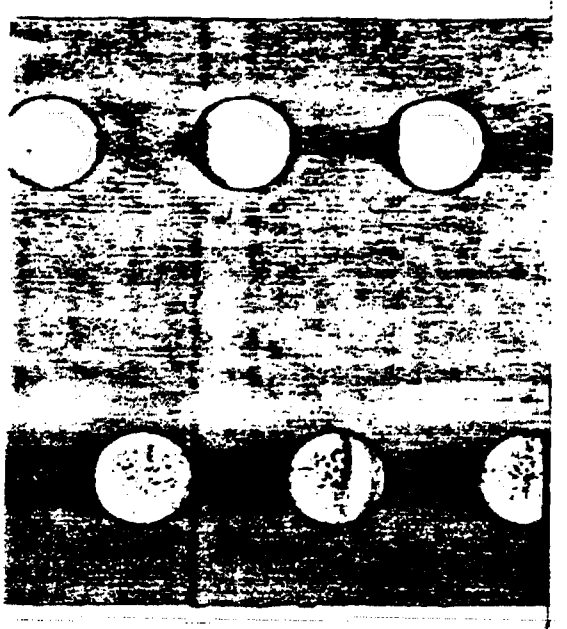
FROM
Angelo N. Grandelli and wife, Jo Ellen Grandelli

TO
Jeff Ford and wife, Sandra Ford

463.55 05/10 0101 03CHECK

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 138500.00
CON TX 457.05
PRFEE 0.50
RRGED 6.00
TOTAL 463.55
CHECK 463.55
05/10/89 01 14:22 0001 4858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31894

IDENTIFICATION

Mar 10 2 21 PM '89

No. 208299