This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9351 PAGE 142

ADDRESS NEW OWNER:
Gail C. Wainwright and Teresa Regan Root
3444 Parkwood Court
Hermitage, TN 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First California Mortgage Company
P. O. Box 7360
Reno, NV 89510-7360

MAP AND PARCEL:
MAP 86-14B
PARCEL 129
4D93203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Keith A. Futch and wife, Sabrina W. Futch, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gail C. Wainwright, Unmarried and Teresa Regan Root, a married person as joint tenants with the specific right of survivorship, 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 79, Final Plat, Fleetwood Subdivision, Phase Two, as recorded in Book 6900, pages 738 and 739, Register's Office, Davidson County, Tennessee.

> Being the same property conveyed to Keith A. Futch and wife, Sabrina W. Futch , by deed from Ken Lokey Homes, Inc. of record in Book 8135, Page 480, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7170, Page 987, amended in Book 7628, page 6, Book 7940, page 565; By-Laws in Book 7171, page 4; Charter in Book 7114, page 370, said Register's Office.

This conveyance is subject to all applicable public utility and drainage easement and minimum building setback lines of record in Book 6900, Pages 738 & 739, and Storm Water Detention Agreement in Book 7107, page 408, said Register's Office.

This is improved property known as 3444 Parkwood Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gail C. Wainwright and Teresa Regan Root, their heirs and assigns, forever; and we, Keith A. Futch and wife, Sabrina W. Futch 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 18th day of May, 1994. BOOK 9351 PAGE 143

Keith A. Futch

Keith A. Futch

Sabrina W. Futch

Sabrina W. Futch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

9022 05/20 0101 03CHECK 482.60

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Keith A. Futch and wife, Sabrina W. Futch the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of May, 1994.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 128,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of May, 1994.

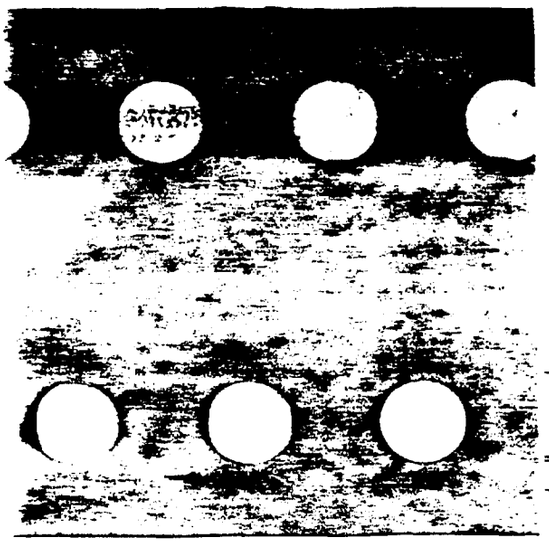
NOTARY PUBLIC
My Commission Expires: 3-21-98

94 MAY 20 AM 9:39

FILED
DAVIDSON CO. TN.
REGISTER

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

521111
IDENTIF. # REFERENCE



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

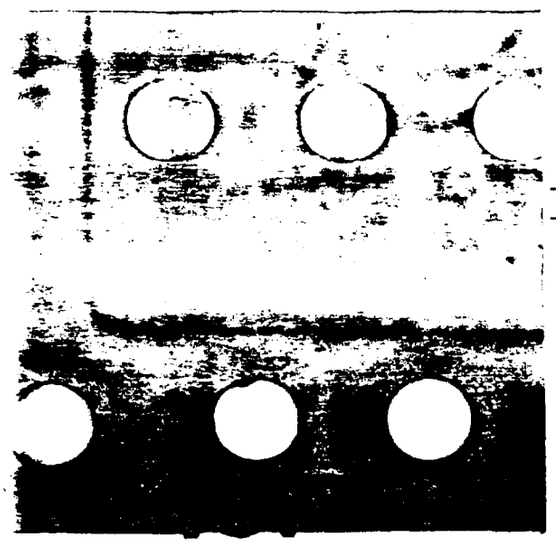
RECEIVED OF _____

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	128000.00
CON TX	473.60
PRFEE	1.00
BK BANK	8.00
TOTAL	482.60
CHECK	482.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/20/94 01 09:39 0001 8322

52111
IDENTIF. ↑ REFERENCE

94 MAY 20 AM 9:39

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 793327