SOB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9602 PG 417

ADDRESS NEW OWNER:
Anthony W. Mercante
644 Truxton Court
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Trust Mortgage Company
P.O. Box 17257
Memphis, TN 38187-0257

MAP AND PARCEL:
MAP 96-11
GROUP
PARCEL 206

WARRANTY DEED

4417 02/23 0101 03CHECK 242.10

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Catherine Marie Heard,an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Anthony W. Mercante,an unmarried person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Hickory Bend, Section 1, of record in Book 3300, page 38, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 3615, page 38, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Catherine Marie Heard,an unmarried person by deed from Michael Jon Willett and wife, Sherry J. Willett, as of record in Book 4652, page 751, Register's Office for Davidson County, Tennessee.

This is improved property known as 644 Truxton Court, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 property taxes which are not yet due and payable.
2. Restrictive Covenants of record in Book 3341, page 265, said Register's Office.
3. All matters as shown on the plan of record in Book 3300, page 38, as amended in Book 3615, page 38, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Anthony W. Mercante,an unmarried person, his heirs and assigns, forever; and I, Catherine Marie Heard,an unmarried person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my hand this the 22nd day of February, 1995.

Catherine Marie Heard

Catherine Marie Heard

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Catherine Marie Heard,an unmarried person, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of February, 1995.

June E. Atkinson

NOTARY PUBLIC

My Commission Expires: 07/21/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 63,000.00.

Anthony W Mescanti

AFFIANT

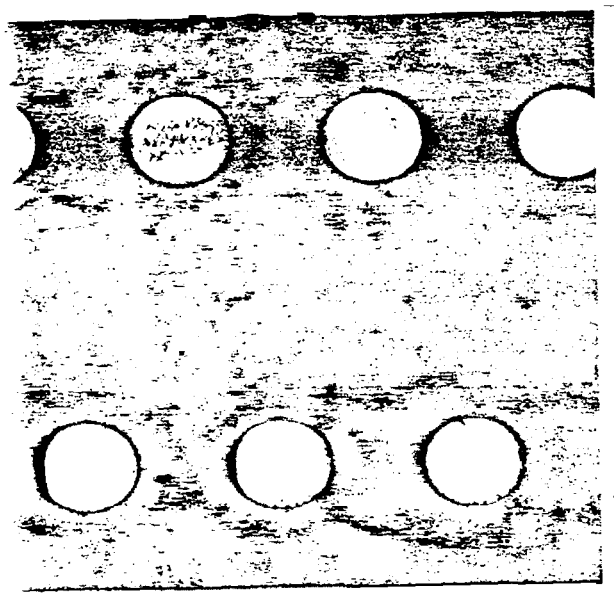
Subscribed and sworn to before me
this 22nd day of February, 1995.

June E. Atkinson

NOTARY PUBLIC
My Commission Expires: 07/21/96

95 FEB 23 PM 3:20
FELIX DAVIDSON REGISTER
DAVIDSON COUNTY, TN.

36636
IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

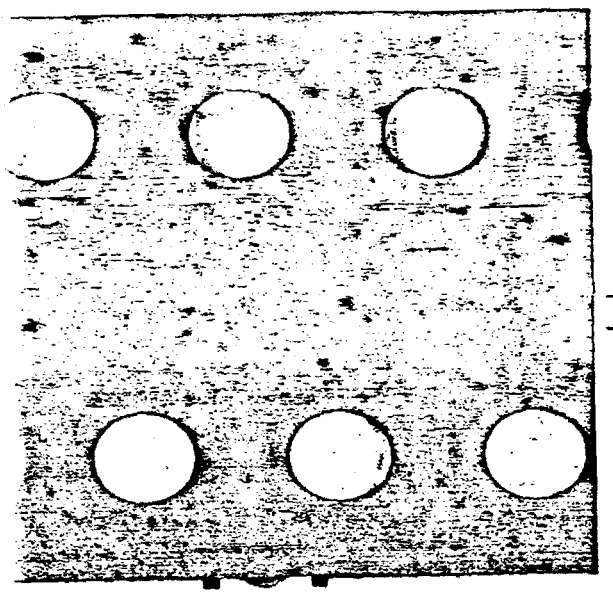
RECEIVED OF _____

FOR _____

BOOK 9602 PG 419

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 63000.00
CON TX 233.10
PRFEE 1.00
UCCF 8.00
TOTAL 242.10
CHECK 242.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/23/95 01 15:19 0001 4417

36636
IDENTIF. # REFERENCE

95 FEB 23 PM 3:20
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 884104