Box 2

BOOK 9712 PG 759

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF June 19 95

JACQUELINE M. ERLBACHER NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
My Commission Expires
March 27, 1999

THIS INSTRUMENT WAS PREPARED BY:
GREGORY S. PERRONE, ATTORNEY
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James J. Erlbacher (NAME)	FBS Mortgage Corporation (NAME)	171-8-A-108.00CO
5573 Cottonport Drive (ADDRESS)	P. O. Box 235 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Minneapolis, MN 55440 (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, Russell F. Read and wife, Marsha A. Read

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James J. Erlbacher and wife, Jacqueline M. Erlbacher

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 Davidson County, TN, BEING Lot No. 108 on the Plan of Cottonport Plantation, Phase II, of record in Book 6900, page 950, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Russell F. Read and wife, Marsha A. Read, by deed from Radnor Homes, Inc., of record in Book 9542, Page 369, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6900, page 950; restrictions of record in Book 7430, page 784 and Book 7897, page 576; Declaration of covenants, conditions and restrictions of record in Book 7637, page 925, amended in Book 7565, page 57, Book 7824, page 254 and Book 8313, page 932; Storm Water Detention Agreement in Book 7350, page 137; Corporation Charter of Cottonport Plantation H.O. Association, Inc., in Book 7621, page 600; Deed os conveyance in Book 8486, page 332 and Book 8486, page 336; all of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5573 Cottonport Drive, Brentwood, TN 37027
(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 23rd day of June 19 95

Russell F. Read

Russell F. Read

Marsha A. Read

Marsha A. Read

STATE OF TENNESSEE

BOOK 9712 PG 760

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell F. Read and wife, Marsha A. Read

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 Brentwood, Tennessee, this 23rd day of June, 19 95.

Commission expires

JACQUELINE EREZ NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires March 27, 1999

Notary Public

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 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 19 .

My commission expires

Notary Public

WARRANTY DEED

FROM

Russell F. Read and wife,
Marsha A. Read

TO

James J. Erlbacher and wife,
Jacqueline M. Erlbacher

RETURN TO:

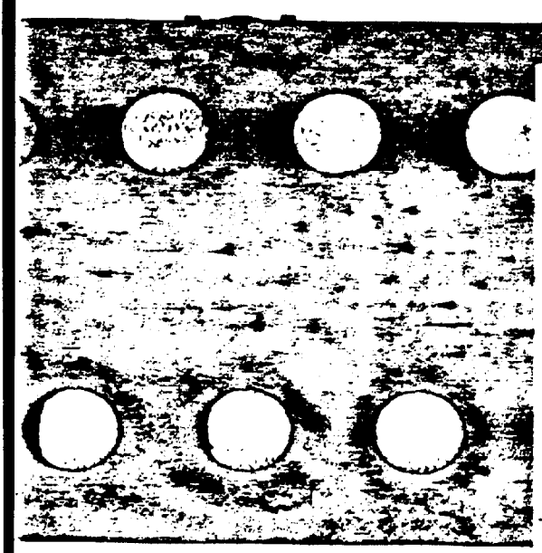
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

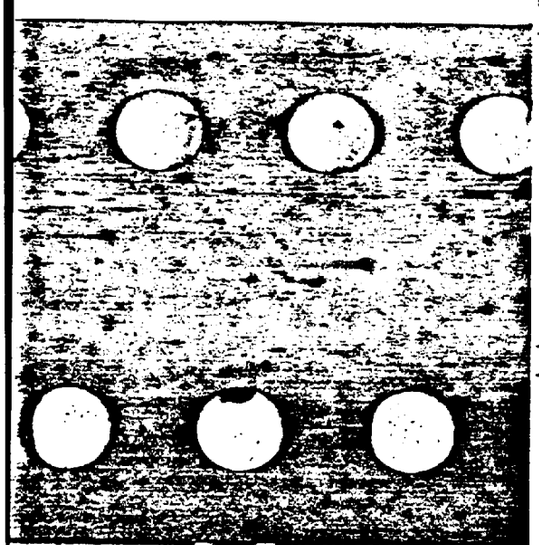
IDENTIF. ⇗ REFERENCE 007361 4

95 JUN 27 AM 8:28

FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

5156 06/27 0101 03CHECK 789.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9712 PG 761

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	
				265000.00
			CON TX	980.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	989.50
			CHECK	989.50
06/27/95	01		08:28 0001	5156

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00736114
IDENTIF. ↑ REFERENCE

95 JUN 27 AM 8:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 924352