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

BOOK 9839 PG 426

ADDRESS NEW OWNER:
Sadie Franks and Willie L. Terrell
4929 Barclay Square Drive
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
BancBoston Mortgage Corporation
P. O. Box 44063
Jacksonville, FL 32231-4063

MAP AND PARCEL:
MAP 149-5
PARCEL 96
2DU68608

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, Stephen M. Ferari and wife, Denise G. Ferari, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sadie Franks, an unmarried person and Willie L. Terrell, a married person, as tenants in common , 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 116, Section One, Terragon Trails, as recorded in Book 4860, Page 61 as amended in Book 5066, Page 836, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Stephen M. Ferari et ux Denise G. Ferari , by deed from Shirley Ann Riggs, a widow of record in Book 7644, Page 949, re-recorded in Book 7703, Page 202, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to restrictions of record in Book 4967, Page 406, said Register's Office.

This conveyance is subject to sewer utility & drainage easement, utility anchor easement, and minimum building setback line of record in Book 4860, Page 61 as amended in Book 5066, Page 836, said Register's Office.

This is improved property known as 4929 Barclay Square Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sadie Franks, an unmarried person and Willie L. Terrell, a married person, their heirs and assigns, forever; and we, Stephen M. Ferari and wife, Denise G. Ferari 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 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.

95 OCT 27 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0116290

RECEIVED FOR REFERENCE

Witness our hands this the 24th day of October, 1995.

BOOK 9839 PG 427

Stephen M. Ferari

Denise G. Ferari

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Stephen M. Ferari and wife, Denise G. Ferari 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 24th day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

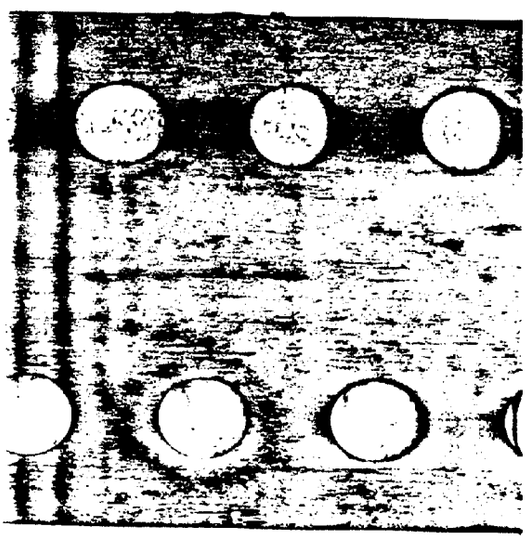
The actual value or consideration, whichever is greater, for this transfer is $ 60,000.00.

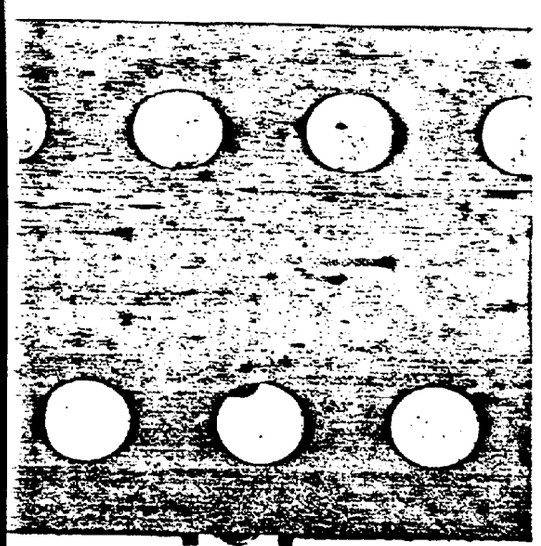
AFFIANT

Subscribed and sworn to before me this 24th day of October, 1995.

NOTARY PUBLIC
My Commission Expires: 9-21-96

95 10 27 0101 03C-CHECK 231.00





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

RECEIVED OF _____

FOR _____

BOOK 9839 PG 428

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	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	8.00
TOTA	~~231.00~~
CHECK	231.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/27/95 01 09123 0001 1184

01116290
IDENTIFICATION REFERENCE

95 OCT 27 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 969853