BOOK 9863 PG 745

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 19 95

Notary Public

MY COMMISSION EXPIRES: ~~October 8, 1999~~ 10-14-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maura Kay Ensor (NAME)	FT Mortgage Company, Inc. (NAME)	150-7
3206 Oakview Court (ADDRESS)	P.O. Box 613136 (ADDRESS)	259
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	2DX4889

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, Wade A. Yost and wife, Catherine R. Yost

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maura Kay Ensor, unmarried

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, Tennessee, being Lot No. 22-A Zone Lot Division Lots 22 and 55 , Section 2, Lakeshore Woods Subdivision of record in Book 5800, Page 370, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wade A. Yost and wife, Catherine R. Yost by deed of record in Book 6485, Page 922, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Wade A. Yost and wife Catherine R. Yost by Jackie Charlton as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9863, Page 744, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 3206 Oakview Court, Antioch, TN 37013
(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 hands this 6th day of November 1995

Wade A. Yost Wade A. Yost
By: X Jackie Charlton Atty-in-Fact
Jackie Charlton, Attorney-in-fact

Catherine R. Yost Catherine R. Yost
By: X Jackie Charlton Atty-in-fact
Jackie Charlton, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wade A. Yost and wife, Catherine R. Yost

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 Antioch, Tennessee, this 6th day of November 19 95.

Commission expires October 9, 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 _____ 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this November 6, 1995 before me personally appeared Jackie Charlton, the person who executed the foregoing instrument on behalf of Wade A. Yost and wife Catherine R. Yost, and acknowledged that she executed the same as the free act and deed of the said Wade A. Yost and wife Catherine R. Yost, through Power of Attorney granted her by the said Wade A. Yost and wife Catherine R. Yost, and recorded simultaneously herewith.

Lisa A Duer
Notary Public

Commission Expires: 10-14-96

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

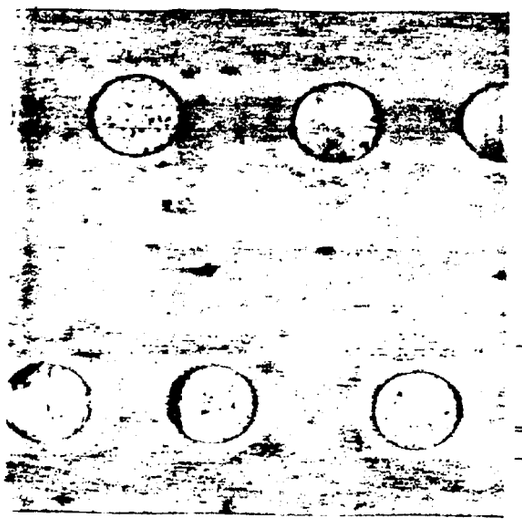
95 NOV 20 AM 8:56
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.
9828 11/20 0101 03CHECK

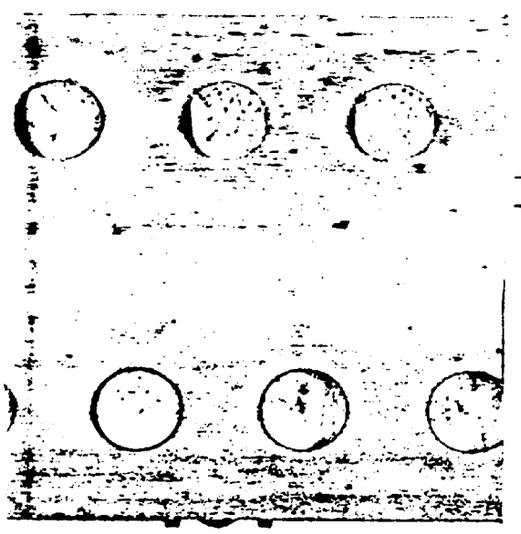
IDENTIFICATION REFERENCE

012303

208.43

TN01WC





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

RECEIVED OF _____

FOR _____

BOOK 9863 PG 747

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 53900.00	
			CON TX 199.43	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 208.43	
			CHECK 208.43	
11/20/95	01	08:57 0001 9828		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

012303
IDENTIFICATION REFERENCE

95 NOV 20 AM 8:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 978375