BOOK 9583 PG 059

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Jamie B. Albers and husband, Larry M. Albers 5704 Collinwood Court Antioch, TN 37013	FT Mortgage Companies d/b/a Sunbelt National Mortgage 2974 LBJ Freeway, Suite 200 Dallas, Texas 75234	Map 172 -08-0A Parcel 132 -00CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $97,000.00.

Jamie B Albers
AFFIANT

Sworn to and subscribed before me this 16 day of November, 1995.

NOTARY PUBLIC

My Commission Expires: 4-1-97

95 NOV 20 AM 9:58
FELIX ZANDER
DAVIDSON COUNTY, TN.

0124414
IDENTIFICATION REFERENCE

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEES**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **WE, GEORGE DEITS and wife, JENNIFER DEITS**, hereinafter called the "**GRANTORS**", have bargained and sold and by these presents do transfer and convey unto **JAMIE B. ALBERS and husband, LARRY M. ALBERS**, hereinafter called the "**GRANTEES**", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 132 on the Plan of Hunters Branch, Section 2-A, of record in Book 6250, page 819, as amended in Book 6815, page 77, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to George Deits and wife, Jennifer Deits, by Warranty Deed from Raymond A. Hagerman and wife, Dona W. Hagerman, of record in Book 8055, page 301, Register's Office for Davidson County, Tennessee.
>
> THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. All matters appearing on the Plan of Hunters Branch Planned Unit Development, Section Two-A of record in Book 6250, page 819, as amended in Book 6815, page 77, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 6601, page 7, said Register's Office.

3. Charter for Hunters Branch Homeowners Association of record in Book 6632, page 424, Register's Office for Davidson County, Tennessee.

4. By-Laws for Hunters Branch Homeowners Association of record in Book 6632, page 429, said Register's Office.

5. The mortgage loan inspection of John Kohl & Company, P.C., dated November 10, 1995, shows the concrete drive lies in the 10' N.E.S. easement and the 10' public utility easement.

AND GRANTORS DO FURTHER covenant and bind themselves, their 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.

This improved property is known as 5704 Collinwood Court, Antioch, Tennessee 37013.

WITNESS our hands this 16 day of November, 1995, in Franklin, Tennessee.

GEORGE DEITS

JENNIFER DEITS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Deits and wife, Jennifer Deits, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

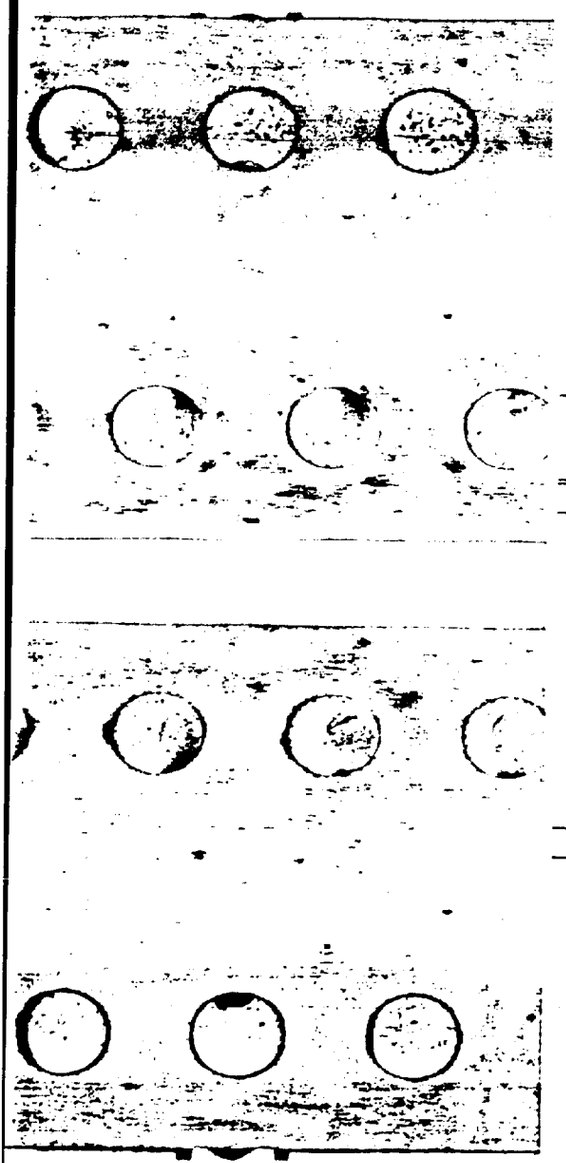
Witness my hand and official seal at Franklin, Tennessee, this 16 day of November, 1995.

BRENDA FRANKS HALE NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires April 1, 1997

Notary Public

My commission expires: 4-1-97

9941 11/20 0101 03CHECK 367.90



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

RECEIVED OF _____

FOR _____

BOOK 9863 PG 361

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	97000.00
			CON TX	358.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	367.90
			CHECK	367.90
11/20/95	01		10:00 0001	9941

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0124414
IDENTIF. & REFERENCE

95 NOV 20 AM 9:58
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 978487