THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 115,950.00

Affiant

Subscribed and sworn to before me, this 29th day of December 19 95

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MOLLY W. BOYD 1101 Caldwell Avenue Nashville, Tennessee 37204	FT Mortgage Companies P.O. Box 613136 Memphis, Tennessee 38101	MAP 105-9 PARCEL 225

WARRANTY DEED BOOK 9906 PG 1

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTEEN THOUSAND NINE HUNDRED FIFTY AND NO/100---------- ($ 115,950.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, KENNETH WALLACE, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto MOLLY W. BOYD AND HUSBAND, CHRIS FERRELL

hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of A. A. Hill's Subdivision of the Plant Lands of record in Book 332, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Kenneth Wallace, unmarried, by deed from Carolyn Ann Walton White and Mamie R. Walton Whiteside and James Edward Walton, all unmarried, of record in Book 9825, page 451, Register's Office for Davidson County, Tennessee.

0137166
IDENTIF. & REFERENCE

95 JAN -2 PM 2:18
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

3829 01/02 0101 03CHECK 437.83

This is improved property known as 1101 Caldwell Avenue, Nashville, Tennessee 37204

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

GRANTOR COVENANT s with the said GRANTEE s that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of A. A. Hill's S/D of the Plant Lands of record in Book 332, page 65, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, _their_ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __29th__ day of __December___, 19 95 .

KENNETH WALLACE

BOOK 9906 PG 2

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 KENNETH WALLACE, UNMARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____he_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this __29th__ day of __December___ , 19 95 .

My Commission Expires: November 22, 1997

Notary Public

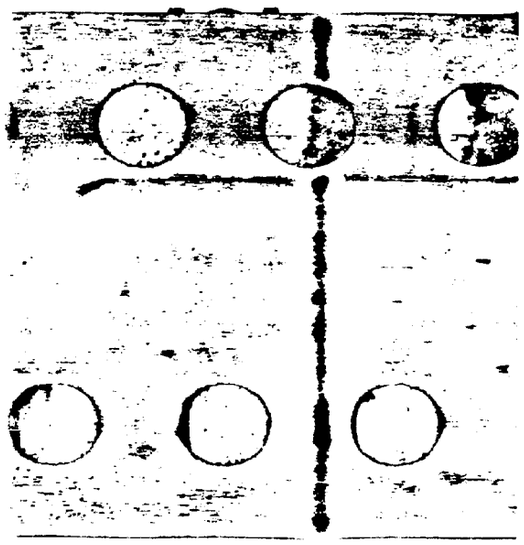
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

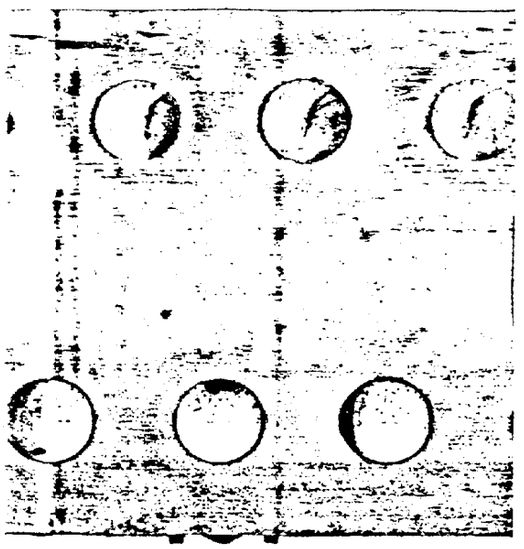
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9906 PG 3

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	
	115950.00
CON TX	428.83
PRFEE	1.00
WDEED	8.00
TOTAL	437.83
CHECK	437.83

01/02/96 01 14:20 0001 3829

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0137166
IDENTIF. ↑ REFERENCE

96 JAN -2 PM 2:18
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 992201