WARRANTY DEED

WANDA F. FULTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires September 28, 1997

STATE OF TENNESSEE BOOK 9911 PG 737
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: ~~July 24, 1999~~ Sept 28, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Jerry Much~~Jeremy Philipp Much (NAME)	FT Mortgage Companies d/b/a Sunbelt National Mortgage (NAME)	104-16-370
1607 Linden Avenue (ADDRESS)	2974 LBJ Freeway, Ste 200 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Dallas TX 75234 (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, Mae Katherine Andrews and Vivian Z. Sanders, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Jerry Much, unmarried~~ Jeremy Philipp Much, 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 part of Lot 55 on the Map of Belmont Land Co.'s Plan of Lots called Belmont Heights, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the South margin of Linden Ave., 95 ft. East of the Easterly margin of an alley; thence Easterly 55 ft. to a point, which is 12 1/2 ft. West of the line between lots 55 and 56; thence Southerly parallel to said line 188 ft. to the North margin of an alley; thence with the margin of same Westerly 52 1/2 ft. to the Easterly margin of another alley, thence with the margin of same, Northwesterly 178 ft. to the beginning.

Being the same property conveyed to Mae Katherine Andrews and Vivian Z. Sanders, by Quitclaim Deed from Perry R. Happell, Trustee, of record in Book 6495, page 180, Register's Office for Davidson County, Tennessee.

Mae Katherine Andrews and Katherine Andrews are one and the same person.

Vivian Z. Sanders and Vivian Sanders are one and the same person.

unimproved ( )
This is improved (X) property, known as 1607 Linden Avenue, Nashville, TN 37212
(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 18th day of December 19 95

Mae Katherine Andrews
Mae Katherine Andrews

Vivian Z Sanders by Mae Katherine Andrews Atty. In Fact
Vivian Z. Sanders

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 Mae Katherine Andrews and ~~Vivian Z. Sanders~~, both unmarried

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 Nashville, Tennessee, this 18th day of December 19 95.

Commission expires ~~July 24, 1999~~ 3-27-99

Notary Public

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

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

Personally appeared before me, the undersigned, a Notary Public, Mae Katherine Andrews, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "Attorney-in-Fact" for Vivian Z. Sanders and is authorized by her or by her constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at ~~office~~ this 18th day of December, 1995.

3-27-99
NOTARY PUBLIC

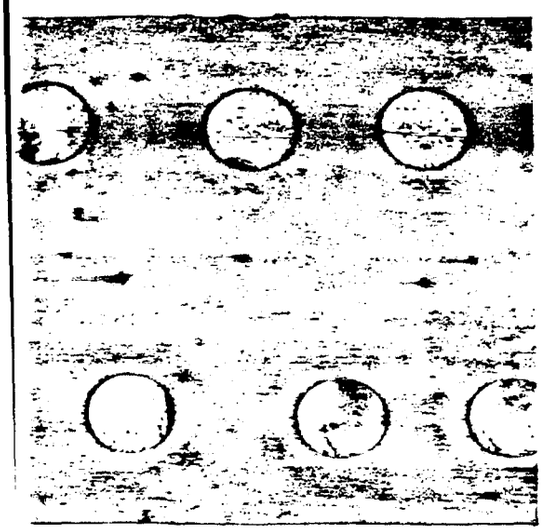
My Commission Expires: 3-27-99

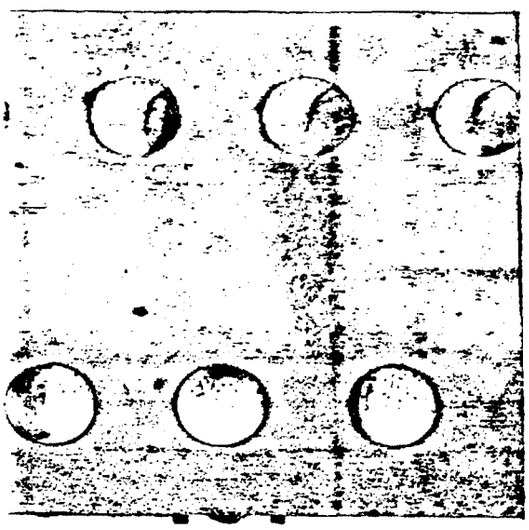
GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires March 27, 1999

5612 01/08 0101 03CHECK 527.00

0138866
IDENTIFICATION REFERENCE

96 JAN -8 AM 11:24
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9911 PG 739

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 140000.00
CON TX 518.00
PRFEE 1.00
WDEED 8.00
TOTAL 527.00
CHECK 527.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/08/96 01 11:29 0001 5612

0138866
IDENTIFICATION REFERENCE

95 JAN -8 AM 11:24

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 993957