WARRANTY DEED

BOOK 9919 PG 18

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles F. Glass (NAME)	FT MORTGAGE COMPANIES (NAME)	MAP 103-3
4907 Dakota Avenue (ADDRESS)	P.O. BOX 613136 (ADDRESS)	PARCEL 121
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38101 (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, Ben James Montgomery, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles F. Glass and Betty Sue Schiefer, both 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 the westerly 40 feet of Lot No. 808 and the easterly 10 feet to Lot No. 810, of Block 37, Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for said County.

SAID parts of Lot Nos. 808 and 810 front together 50 feet on the south side of Dakota, formerly 4th Avenue, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Ben James Montgomery by deed from Barbara A. White Hoskins and husband, Stephen K. Hoskins of record in Book 8405, Page 959, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

Said property was erroneously referred to in Book 8405, Page 959 and Book 6871, Page 307 as being: "LAND in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 808 and the easterly 10 feet to Lot No. 810, of Block 37, Charlotte Park Company's First Addition, as of record in Book 57, Page 104,

CONTINUED

unimproved ( )
This is improved (X) property, known as 4907 Dakota Avenue, Nashville, Tennessee 37209
(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 my hand this 5th day of January 19 96

Ben James Montgomery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9919 PG 19

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben James Montgomery, 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 at Nashville, Tennessee, this 5th day of January, 19 96.

Commission expires November 28, 1998

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

LEGAL DESCRIPTION CONTINUATION

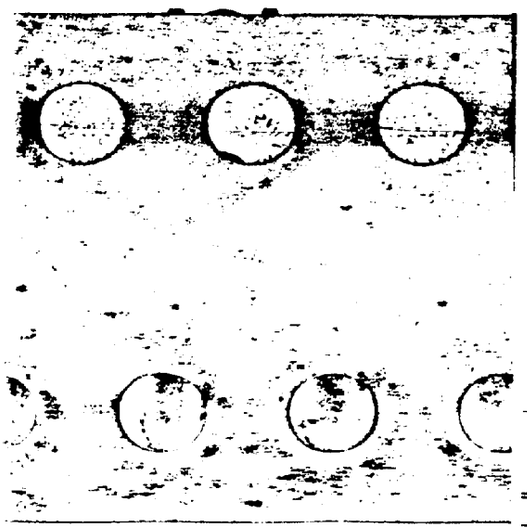
Register's Office for said County". Said Subdivision Plat is recorded in Plat Book 57, Page 103, Register's Office for said County.

011229

96 JAN 16 PM 4:02

DAVIDSON COUNTY, TN

3:58 01/16 0101 03C-CHECK 297.60



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

RECEIVED OF _____

FOR _____

BOOK 9919 PG 20

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



CONSIDERATION	78000.00
CON TX	288.60
PRFEE	1.00
MTGFEE	8.00
TOTAL	297.60
CHECK	297.60

01/16/96 01 16:06 0001 B168

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0141229
IDENTIFICATION REFERENCE

96 JAN 16 PM 4:02
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 996477