FILE BOX 45

WARRANTY DEED

BOOK 9922 PG 636

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 19 96

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tillie Katherine Brunotts (NAME)	FT Mortgage Companies, d/b/a (NAME)	MAP 136-13
3004 Goodwin Drive (ADDRESS)	P.O. Box 351 (ADDRESS)	PARCEL 105
Nashville, TN 37217 (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, Melissa A. Faulkner, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tillie Katherine Brunotts, 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:

BEING Lot No. 14B on the Plan of Edge-O-Lake Estates, Section 20A, of record in Book 5800, page 198, Register's Office for Davidson County, Tennessee, the said Lot 14B being the westerly part of Lot 14 of said subdivision being more particularly described as follows:

BEGINNING at a point in the southerly boundary of Goodwin Drive, said point being the common line between Lots 14A and 14B; thence South 29 deg. 17 min. 56 sec. East 66 feet more or less to a point; thence South 21 deg. 11 min. East 89.72 ft. to a point; thence South 01 deg. 11 min. 19 sec. East 109.40 feet to a point; thence South 87 deg. 34 min. 41 sec. West 10 ft. to a point; thence North 24 deg. 09 min. 55 sec. West 206.24 feet to a point in the southerly margin of Goodwin Drive, thence along said margin 31.16 feet to a point, the place of beginning.

Being the same property conveyed to Melissa A. Faulkner by deed from Doris Zimmerman and Harry Tenenbaum, d/b/a Tenzim Properties, of record in Book 6560, page 578, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5460, Page 269; and Book 5496, page 967, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3004 Goodwin Drive, Nashville, TN 37217
(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 17th day of January, 19 96

Melissa A. Faulkner

Melissa A. Faulkner

BOOK 9922 PG 637

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 Melissa A. Faulkner, unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of January 19 96

Commission expires January 20, 1999

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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_____.

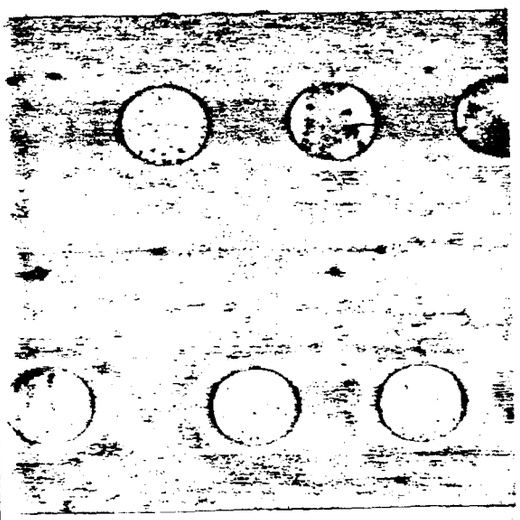
My commission expires _____

_____
Notary Public

96 JAN 19 AM 11:19
DAVIDSON COUNTY TN.

01424 66
IDENTIFICATION REFERENCE

0101 03CHECK 194.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

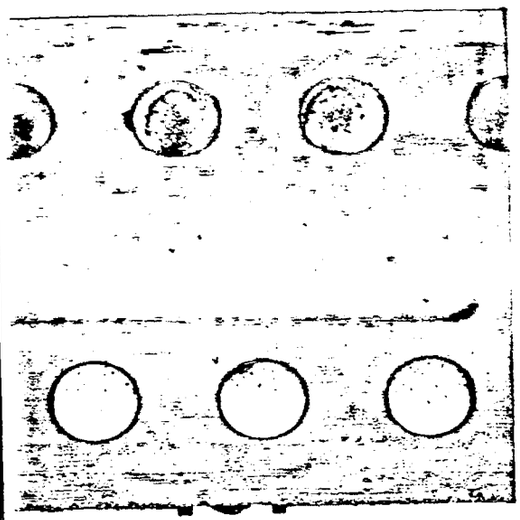
RECEIVED OF _____

FOR _____

BOOK 9922 PG 638

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

[illegible] AT [illegible] 0001 7513

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0142466

IDENTIFICATION REFERENCE

95 JAN 19 AM 11:19

[illegible]
DAVIDSON COUNTY, TN.

No. 997808