PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BK 9931 PG 357

W & I Ref: (cmw) Title No: 37344
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dennis P. Ferrier Donna Ferrier 5020 Stonemeade Drive Nashville, TN 37221	First Republic Mortgage Corporation 3310 West End Ave., Ste. 480 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 155-15-A-078 09D 81409

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Adam Seneker and spouse, Melinda L. Seneker,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dennis P. Ferrier and spouse, Donna Ferrier,** hereinafter called the **Grantee**, Grantee's 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. 78 on the plan of Stonemeade, Section 1, of record in Book 6900, pages 800 & 801, said Register's Office.

SAID Lot No. 78 fronts 98.90 feet on the northeasterly margin of Stonemeade and extends back 107.17 feet on the northwesterly line and 118.10 feet on the southeasterly line to a broken line in the rear, measuring 73.67 feet thereon.

BEING the same property conveyed to John Adam Seneker and wife, Melinda L. Seneker, by deed from Centex Real Estate Corporation, Nashville, TN 37214, of record in Book 8722, page 160, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7701, Page 290; Book 8349, Page 43 and Book 8810, Page 840, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 5020 Stonemeade Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of January, 1996.

John Adam Seneker
John Adam Seneker

Melinda L. Seneker
Melinda L. Seneker

State of Tennessee
County of Davidson

BOOK 9931 PG 358

On this 29th day of January, 1996, before me the undersigned authority, personally appeared **John Adam Seneker** and **Melinda L. Seneker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 149900.00

Affiant

Sworn and subscribed before me on the 29th day of January, 1996.

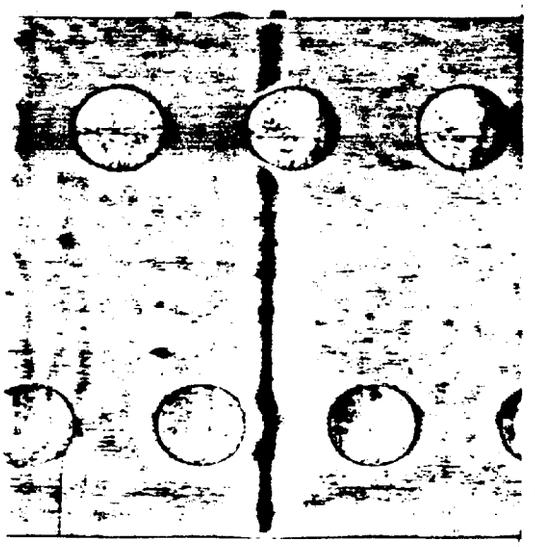
Notary Public

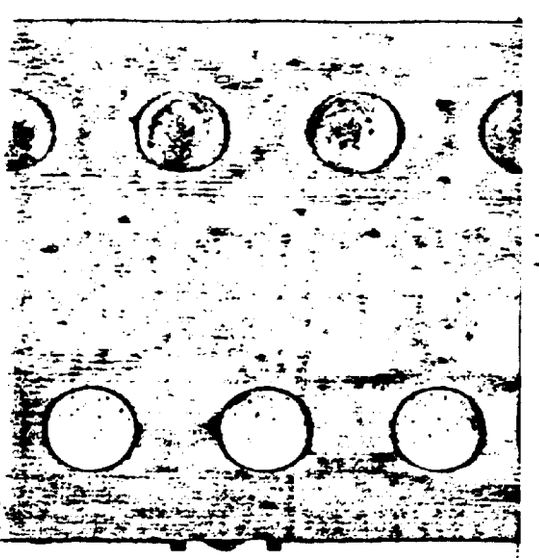
My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

0145328
IDENTIF. # REFERENCE

96 JAN 30 AM 11:06
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

2623 01/30 0101 03CHECK 563.63





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

RECEIVED OF _____

FOR _____

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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
149900.00
CON TX 554.63
PRFEE 1.00
WDEED 8.00
TOTAL ~~563.63~~
CHECK ~~563.63~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/30/96 01 11:08 0001 2623

0145328
IDENTIF. ↑ REFERENCE

96 JAN 30 AM 11:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1000874