WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,900.00

Taska Rockett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF February, 19 96

Notary Public

MY COMMISSION EXPIRES: April 25, 1998
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENN

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taska A. Rockett (NAME)	FT Mortgage Companies d/b/a (NAME)	MAP 98
5169 Hunters Point Lane (ADDRESS)	P.O. Box 613136 (ADDRESS)	GROUP 5
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	PARCEL 190

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, Sherrie L. Fitzgerald and Bettye L. Stewart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Taska A. Rockett, 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 36-A, Zone Lot Division, Lot 36 Hunter's Point Subdivision, of record in Book 8250, Page 396, and amending Book 5200, Page 736, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to LEA ANN BARTON by deed from BRENT FOSTER of record in Book 9658, Page 93, Register's Office for Davidson County, Tennessee. The said LEA ANN BARTON having since been deceased and SHERRI L. HERSCHENBACK and BETTY L. STEWART being the only heirs at law of the said LEA ANN BARTON.

SHERRI L. HERSCHENBACK is one and the same person as SHERRIE L. FITZGERALD.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3814, Page 592, and Deed Book 3897, Page 925, as amended in Book 6207, Page 609; Book 6279, Page 741, and in Plat Book 8250, Page 396, said Register's Office.

This conveyance is subject to setback lines and recorded easements of record in Book 5200, Page 736, and Book 8250, Page 396, said Register's Office.

unimproved ( )
This is improved (X) property, known as 5169 Hunters Point Lane, Hermitage, Tennessee 37076
(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 12th day of February, 19 96

Sherrie L. Fitzgerald
Sherrie L. Fitzgerald

Bettye L. Stewart
Bettye L. Stewart

BOOK 9948 PG 493

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherrie L. Fitzgerald and Bettye L. Stewart

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 Mt. Juliet, Tennessee, this 12th day of February, 19 96.

Commission expires April 25, 1998

Notary Public

NOTARY PUBLIC AT LARGE WILSON CO. 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_____.

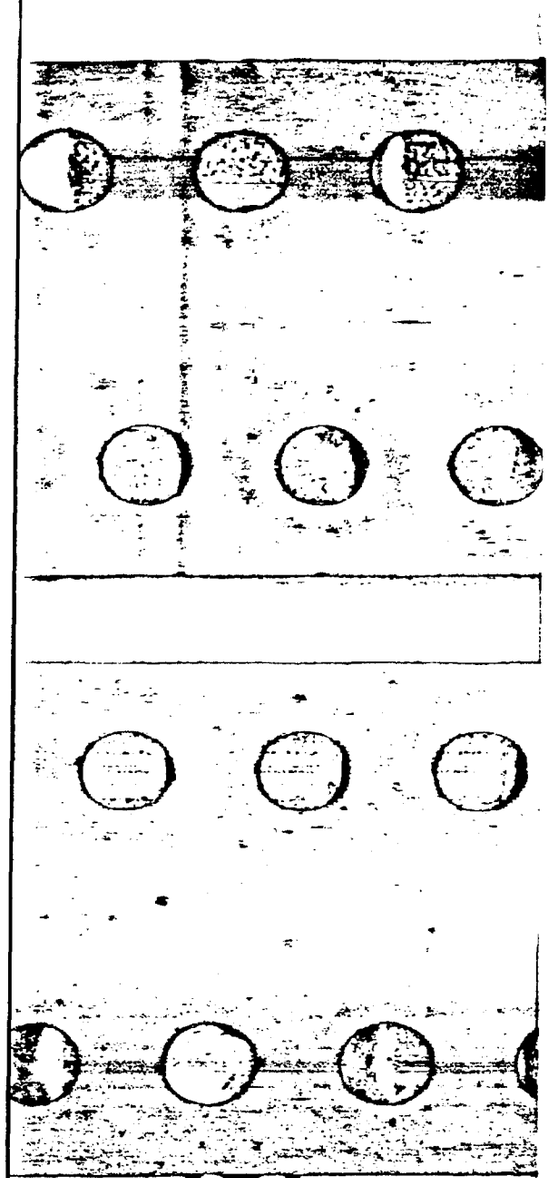
My commission expires _____

_____
Notary Public

0150515 IDENTIF. & REFERENCE

96 FEB 15 AM 8:30
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3123 02/15 3101 03CHECK 275.03



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9948 PG 494

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 71900.00
CON TX 266.03
PRFEE 1.00
WDEED 8.00
TOTAL 275.03
CHECK 275.03

02/15/96 01 08:30 0001 8128

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0150515
IDENTIF. # REFERENCE

96 FEB 15 AM 8:30
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1006319