FILE BOX 45

WARRANTY DEED

BOOK 9949 PG 182

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 1996

Notary Public

MY COMMISSION EXPIRES: 5/24/97 (AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

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
James D. Hutton (NAME)	First Trust Mortgage Company (NAME)	MAP 114-14
212 Deer Pointe (ADDRESS)	P.O. Box 17257 (ADDRESS)	GROUP A
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (CITY) (STATE) (ZIP)	PARCEL 56CO

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, Yon H. Burton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Hutton and wife, Dawn E. Hutton

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. 65, on the plan of Section 1, Woodland Forest, A Planned Unit Development, of record in Plat Book 6900, Pages 534-536, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Yon H. Burton by deed from Thomas W. Lawless, Successor Trustee, of record in Book 8237, Page 165, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7207, Page 851, Book 7596, Page 684, Book 7596, Page 692, and Book 7439, Page 487, Register's Office for said County.

96 FEB 15 PM 1:43
FELIX E. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0150764

unimproved ( )
This is improved (X) property, known as 212 Deer Pointe, Nashville, TN 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 30 day of January 19 96

Yon H. Burton

BOOK 9949 PG 183

STATE OF FLORIDA
COUNTY OF BAY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yon H. Burton, 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. Given under my hand and official seal at Panama City Beach Florida, this 31st day of January, 1996.

ANA R. LOVE
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION # CC 425679
EXPIRES: December 19, 1998
Bonded Thru Notary Public Underwriters

Commission expires 12-13-98

Ana R Love
Notary Public

STATE OF TENNESSEE
COUNTY OF

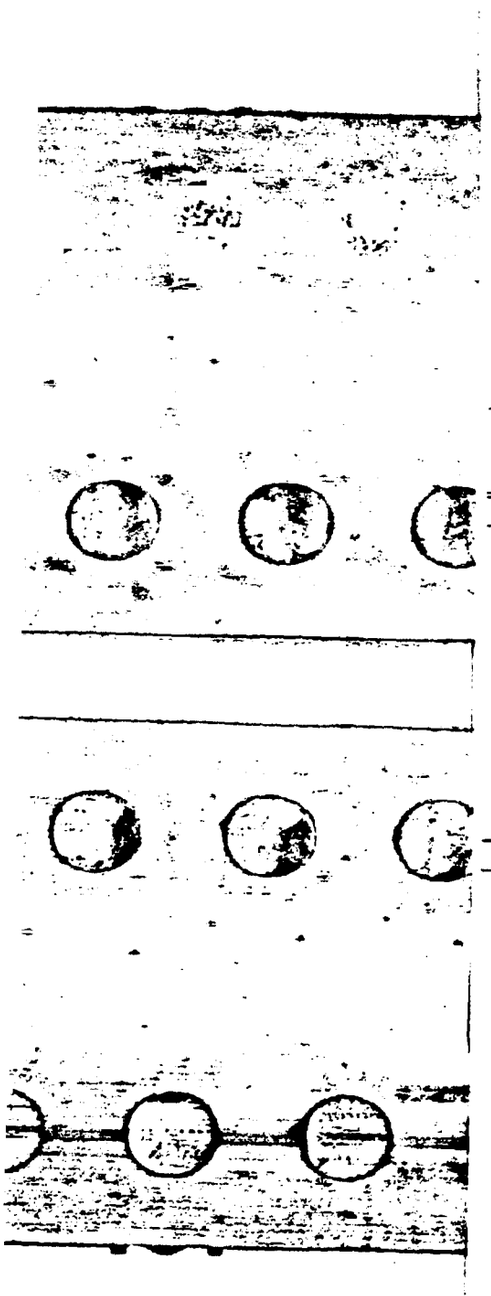
Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ 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

3391 02/15 0101 03CHECK 504.80



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

RECEIVED OF _____

FOR _____ BOOK 9949 PG 184

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

MAMT 134000.00
ERR CO
MAMT 134000.00-
CAMT 134000.00
CON TX 495.80
PRFEE 1.00
9.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

TOTAL 504.80
CHECK 504.80

02/15/96 01 13:44 0001 8391

0150764
IDENTIFICATION REFERENCE

96 FEB 15 PM 1:43
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1006581