[redacted]

THIS INSTRUMENT PREPARED BY:

Mail

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9955 PG 360

The actual consideration or value, whichever is greater, for this transfer is $ 61,021.01

Jeanie Lee Talton
Affiant

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 15th day of February 1996

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JEANIE LEE TALTON 204 Fall Street Nashville, Tennessee 37206	FT Mortgage Companies P.O. Box 613136 Memphis, Tennessee 38101	MAP 83-06 PARCEL 190

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY ONE THOUSAND TWENTY ONE AND 01/100---------- ($ 61,021.01) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , KIMBERLY PETTY, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JEANIE LEE TALTON, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 1/2 of Lot No. 11 on the Plan of Sneed and Hamilton's Resubdivision of certain lots in Brownsville, of record in Book 161, page 149, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 11 fronts 50.0 feet on the southerly side of Fall Street and extends back between parallel lines 130.0 feet to an alley.

BEING the same property conveyed to Kimberly Petty and Jean L. Talton, both unmarried, as Joint Tenants with Rights of Survivorship, by deed from Ronald E. Underwood, unmarried, of record in Book 8640, page 73, Register's Office for Davidson County, Tennessee.

JEANIE L. TALTON being one and the same person as JEAN L. TALTON.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust in favor of First Tennessee Bank National Association of record in Book 9301, page 166, said Register's Office and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is improved property known as 204 Fall Street, Nashville, Tennessee 37206

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Sneed & Hamiltons Resub of lots in Brownsville of record in Book 161 , page 149 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 15th day of February, 19 96.

Kimberly Petty
KIMBERLY PETTY

Jeanie Lee Talton
JEANIE LEE TALTON

MITCHELL A. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 KIMBERLY PETTY, UNMARRIED and JEANIE LEE TALTON, unmarried, the bargainor__s__, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that __their__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 1996.

Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0575 02/23 0101 03CHECK 234-78

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___ 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 _____.

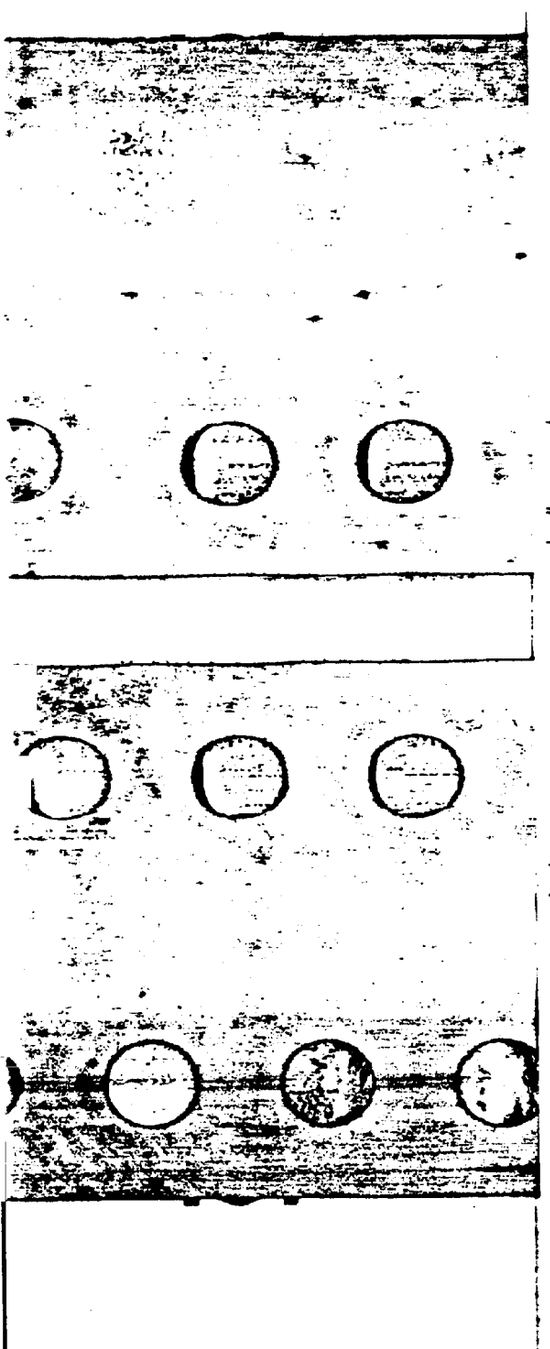
Witness my hand and official seal this _____day of _____, 19____.

Notary Public

My Commission Expires: _____

015279B
IDENTIFICATION REFERENCE

96 FEB 23 AM 8:44
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____ BOOK 9955 PG 362

FOR _____

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	62021.01
CON TX	225.78
PRFEE	1.00
MOEED	8.00
TOTAL	234.78
CHECK	234.78

02/23/96 01 08:48 0001 0575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0152798
IDENTIFICATION REFERENCE

95 FEB 23 AM 8:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1008735