27

WARRANTY DEED

BOOK 9958 PG 618

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 96

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PETE R. CARDEN, II (NAME)	FT MORTGAGE COMPANIES d/b/a (NAME)	72-7-266
2323 RIVERSIDE DRIVE (ADDRESS)	P. O. BOX 613136 (ADDRESS)	15DZ-31825
NASHVILLE, TN 37216 (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, RICKY D. WILLIAMS AND WIFE, TAMMY BATTLE-WILLIAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PETE R. CARDEN, II AND ERIC C. TICHENOR, BOTH 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:

LAND in Davidson County, Tennesse, being part of Lot No. 63, on the Map of R. M. Dudley's unrecorded Subdivision of Blocks A, B, C, and D; and being more particularly described according to a survey by ERLE DRAKE, County Surveyor, dated October 14, 1913, as follows:

BEGINNING at a point in the southeasterly margin of Riverside Boulevard, now known as Riverside Drive, at the common corner of Lot Nos. 62 and 63, said point being 640 feet more or less Northeast from the margin of Williams Ferry Road; thence with the line between said lots, southeasterly 170 feet to an alley; thence with the margin of said alley, southwesterly 40 feet to a point, the corner of a small triangular part of said lot conveyed to Ernest W. Benz, Trustee, by deed from Bertha J. Benz of record in Book 1101, page 568, Register's Office for said County; thence northwesterly along Benz line 170 feet to the southeasterly margin of Riverside Boulevard, now known as Riverside Drive; thence with the margin of the same, northeasterly 50 feet to the point of BEGINNING.

BEING the same property conveyed to RICKY D. WILLIAMS AND WIFE, TAMMY BATTLE-WILLIAMS, by deed from Elisabeth Gore Moorehead, Unmarried, of record in Book 7583, page 389, Register's Office for DAVIDSON County, Tennessee.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 2323 RIVERSIDE DRIVE, NASHVILLE, TN 37216
(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 26th day of February, 19 96

Ricky D Williams
RICKY D. WILLIAMS

Tammy Battle-Williams
TAMMY BATTLE-WILLIAMS

BOOK 9958 PG 619

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 RICKY D. WILLIAMS AND WIFE, TAMMY BATTLE-WILLIAMS

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 NASHVILLE, Tennessee, this 26th day of February, 19 96.

Commission expires July 26, 1997

I. DYKE TATUM 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

***** CONTINUATION**

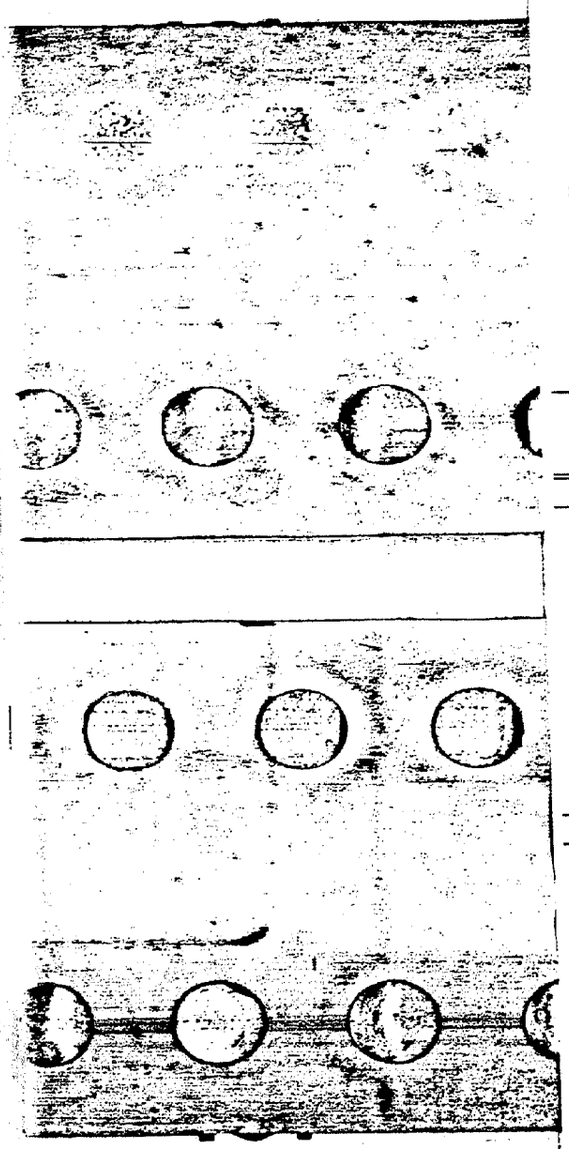
Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

0153972
IDENTIF. & REFERENCE

96 FEB 27 AM 11:36
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

1833 02/27 0101 03CHECK 255.05



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

RECEIVED OF _____

FOR _____

BOOK 9958PG620

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	66500.00
CON TX	246.05
PRFEE	1.00
WDEED	8.00
TOTAL	255.05
CHECK	255.05

02/27/96 01 11:39 0001 1833

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0153972
IDENTIF. ↑ REFERENCE

96 FEB 27 AM 11:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1009984