BOOK 9959 PG 209

THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 143,000.00

Fran W Stephens
Affiant

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

Subscribed and sworn to before me, this 22nd 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.
FRAN W. STEPHENS 921 Fatherland Street Nashville, Tennessee 37206	FT Mortgage Companies P.O. Box 613136 Memphis, Tennessee 38101	MAP 82-16 PARCEL 178

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY THREE THOUSAND AND NO/100- ---------- ($ 143,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , MARY SUSAN ADAMS, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto FRAN W. STEPHENS, 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 southerly 170.0 feet of Lot No. 96 on the Plan of Barrow's Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 13, Chancery Court at Nashville.

SAID part of Lot No. 96 fronts 50.0 feet on the northerly side of Fatherland Street and runs back between parallel lines, with the easterly margin of an alley, 170.0 feet to an alley in the rear.

BEING the same property conveyed to Mary Susan Adams by deed from Donald R. Barrett, Jr., Trustee, of record in Book 7977, page 552, Register's Office for Davidson County, Tennessee.

96 FEB 27 PM 2:41
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0154127

This is improved property known as 921 Fatherland 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 Barrow's Addition to Edgefield of record in Book 1, page 13, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s 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 22nd day of February, 19 96.

Mary Susan Adams

MARY SUSAN ADAMS

MITCHELL A. WATTS 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 MARY SUSAN ADAMS, 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.

Witness my hand and official seal this 22nd day of February, 19 96.

Mitchell A Watts

My Commission Expires: November 22, 1997 Notary Public

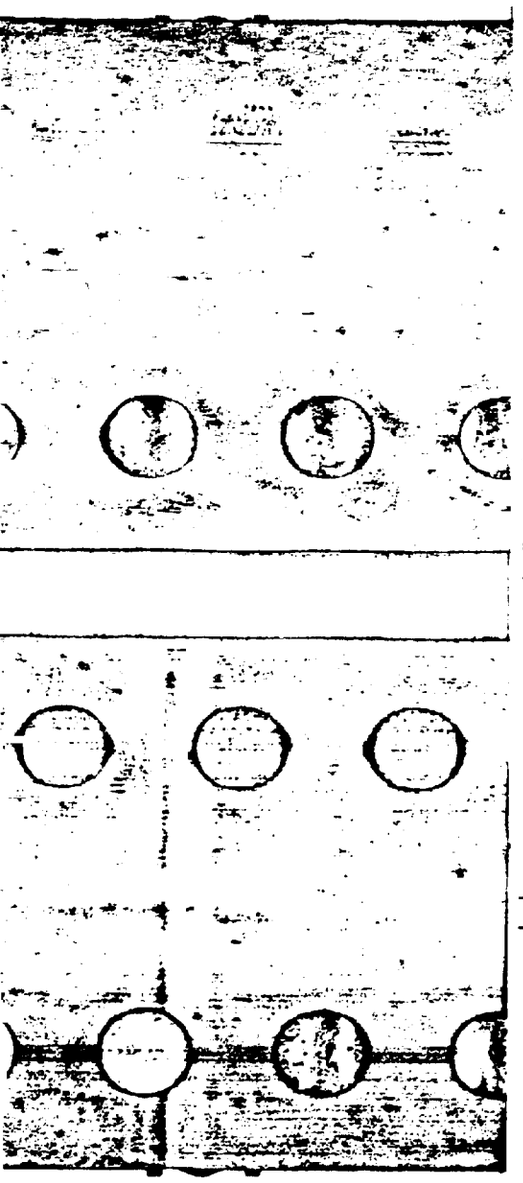
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 ____.

My Commission Expires: _____ Notary Public

2004 02/27 0101 03CHECK 538.10



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

RECEIVED OF _____

FOR _____

BOOK 9959 PG 211

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 143000.00
CON TX 529.10
PRFEE 1.00
MDEED 8.00
TOTAL 538.10
CHECK 538.10

02/27/96 01 14:44 0001 2004

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0154127
IDENTIF. ← REFERENCE

96 FEB 27 PM 2:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1010153