This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
2780 Highway 31W
White House, TN 37188

ADDRESS NEW OWNER:
Paul Anderson and Tammy J. Anderson
306 Bonnavue Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Trust Mortgage Company
P. O. Box 17257
Memphis, Tennessee 38187-0257

MAP AND PARCEL:
MAP 75 Gp 5
PARCEL 6

WARRANTY DEED

BOOK 9961 PG 189

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ronald Dean Davenport, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Paul Anderson and wife, Tammy J. Anderson, as tenants by the entirety , 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, Tennessee, being Lot No. 689 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, Pages 62 and 63, Register's Office for said County.
>
> Said Lot No. 689 fronts 77.9 feet on the northeasterly side of Bonnavue Drive and extends back 156.95 feet on the northwesterly line and 148.2 feet on the southeasterly line, to a dead line in the rear, measuring 78.3 feet thereon.
>
> Being the same property conveyed to Ronald Dean Davenport, by deed of record in Book 7894, Page 358, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3399, Page 446 and amended in Book 3404, Page 165, said Register's Office.

This conveyance is subject to minimum building setback line and public utility and drainage easement of record in Book 3300, Pages 62 & 63, said Register's Office.

This is improved property known as 306 Bonnavue Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul Anderson and wife, Tammy J. Anderson, their heirs and assigns, forever; and we, Ronald Dean Davenport 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

MAIL ENV.

96 FEB 29 AM 10: 15

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0154647

Witness our hands this the 23rd day of February, 1996.

Ronald Dean Davenport

BOOK 9961 PG 190

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ronald Dean Davenport the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this the 23rd day of February, 1996.

Laconya L. Vado
NOTARY PUBLIC

My Commission Expires:

My Commission Expires July 25, 1998

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 88,000.00.

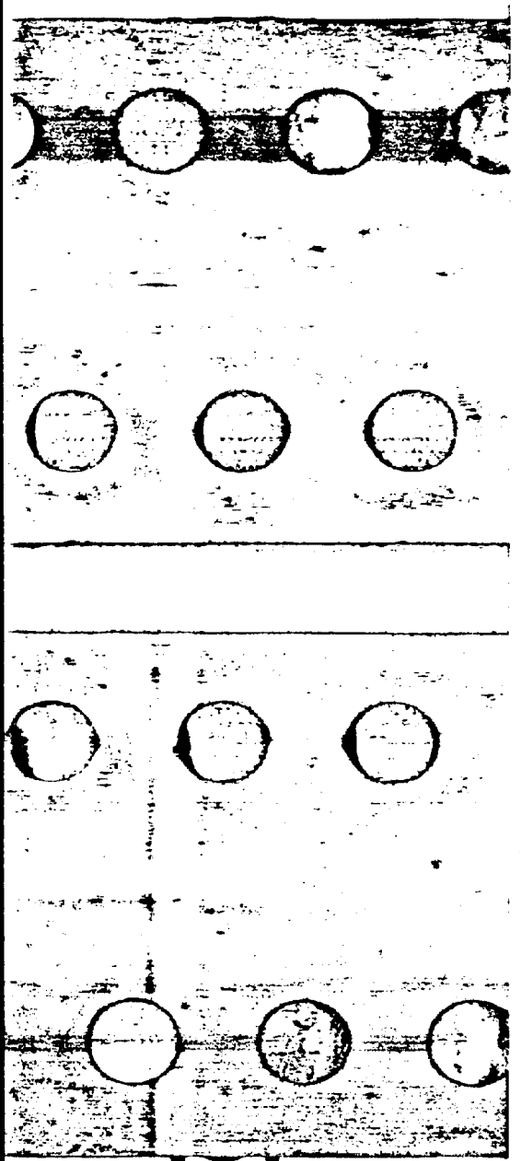
Paul Anderson
AFFIANT

Subscribed and sworn to before me this 23rd day of February, 1996.

Laconya L. Vado
NOTARY PUBLIC
My Commission Expires:

My Commission Expires July 25, 1998

2567 02/29 0101 03CHECK 334.60



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

RECEIVED OF _____

FOR _____

BOOK 9961 PG 191

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 88000.00
CON TX 325.60
PRFEE 1.00
WDEED 8.00
TOTAL 334.60
CK# 334.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/29/96 01 10:15 0001 2567

01546447
IDENTIF. ↑ REFERENCE

96 FEB 29 AM 10: 15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1010708