This Instrument Prepared By:
Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

ADDRESS NEW OWNER:
Liborio Ienna and wife, Giuseppa Ienna
3255 Luann Drive
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
FT Mortgage Companies d/b/a
First Tennessee Mortgage Company, Inc.
P. O. Box 146
Memphis, Tennessee 38101

MAP AND PARCEL:
MAP 150-09
PARCEL 145

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Travis R. Ashby, unmarried ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Liborio Ienna and wife, Giuseppa Ienna ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 22-A on the Zone Lot Division of Lots Nos. 21 through 30 (inclusive) of Cherry Hills, Section 12, of record in Book 6250, pages 174 and 175, as amended in Book 6250, page 466, Register's Office for said County.
>
> Said Lot No. 22-A fronts 48.80 feet on the southwesterly margin of Luann Drive and extends back 151.95 feet on the northwesterly line and 146.90 feet on the southeasterly line to a dead line in the rear, measuring 58.10 feet thereon.
>
> Being the same property conveyed to Travis R. Ashby by deed from Federal National Mortgage Association of record in Book 8501, page 904, Register's Office for Davidson County, Tennessee.

This is improved property known as 3255 Luann Drive, Antioch, TN 37013.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors 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.

Witness my hand this the 20th day of March, 1996. BOOK 9986 PG 700

Travis R. Ashby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Travis R. Ashby, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $62,500.00.

AFFIANT

Subscribed and sworn to before me this 20 day of March, 1996.

Andrew B. Gibson, Jr.
NOTARY PUBLIC

My Commission Expires: 9/18/99

0162489
IDENTIF. ↑ REFERENCE

96 MAR 21 PM 1:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0984 03/21 0101 03CHECK 240.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9986 PG 701

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	62500.00
			CON TX	231.25
			PRFEE	1.00
			WDEED	9.00
			TOTAL	240.25
			CHECK	240.25
		03/21/96	01	13:50 0001 0984

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0162489 IDENTIF. ↑ REFERENCE

96 MAR 21 PM 1:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1019026