WARRANTY DEED

9996:837

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF March, 19 96

Notary Public

MY COMMISSION EXPIRES: 7-28-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Kevin V. Forte	FT Mortgage Companies	MAP 141-12 B
(NAME)	(NAME)	
7032 Bay Cove Trail	P. O. Box 351	PAR 27 CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(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, Richard Homer Cheney and wife, Karen Anita Cheney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin V. Forte and wife, Penny M. Forte

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. 27 on the Plan of Southampton, Phase I, of record in Plat Book 5200, page 464, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Karen A. Themmen, a single person, by deed from John F. Dockery and wife, Ellen P. Dockery, of record in Book 7911, page 216, said Register's Office, and being the same property conveyed to Richard Homer Cheney and wife, Karen Anita Cheney by Quitclaim Deed from Karen Anita Cheney, formerly Karen A. Themmen (a/k/a Karen Anita Evensen), of record in Book 9527, page 757, said Register's Office.

This conveyance is subject to any and all easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 7032 Bay Cove Trail, Nashville, Tennessee 37221
(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 29th day of March, 19 96

Richard Homer Cheney

Karen Anita Cheney

9996:838

STATE OF TENNESSEE
COUNTY OF [illegible]

Personally appeared before me, [illegible] a Notary Public in and for said County and State the within named [illegible]

the bargainor [illegible] with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that [illegible] executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible] Tennessee, this [illegible] day of [illegible]

Commission expires 7-26-97

[illegible]
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 _____

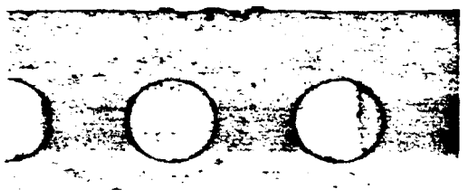
_____
Notary Public

[illegible] 04/01 0101 03C-ECK 371.60

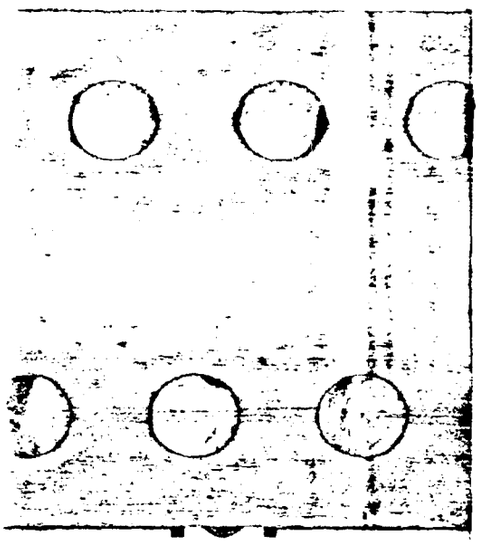
0165668
IDENTIF. & REFERENCE

96 APR -1 AM 9:03
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.







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

RECEIVED OF _____

FOR _____

BOOK 9996 PG 839

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MG	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
				CHRT 93000.00
				CON TX 362.50
				PRFEE 1.00
				MDEED 9.00
				TOTAL 371.50
				CHECK 371.50
			04/01/96	01 09:04 0001 4410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165668
IDENTIF. # REFERENCE

96 APR -1 AM 9:03

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1022417