BOOK 9999 PG 910

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 126,000.00

Jennifer McMurray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF March 19 96

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires March 27, 1999

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A. McMurray (NAME)	First Trust Mortgage Company (NAME)	161-10-0-B-068.00
309 Harwich Court (ADDRESS)	6525 Quail Hollow (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (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, Mark K. Woodruff and wife, Lisa C. Woodruff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark A. McMurray and wife, Jennifer R. McMurray

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, TN, BEING Lot No. 259 on the Plan of Villages of Brentwood, of record in Book 6900, page 316, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Mark K. Woodruff and wife, Lisa C. Woodruff, by deed from Fox Ridge Homes, Inc., of record in Book 7753, Page 50, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6900, page 316; restrictions of record in Book 6143, page 11 Book 6398, page 495, Book 6852, page 497 and in Book 7207, page 251; all of record in the Register's office for Davidson County, Tennessee.

96 APR -2 PM 12:59
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0166514

unimproved ( )
This is improved (X) property, known as 309 Harwich Court, Nashville, TN 37211
(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 28th day of March 19 96

Mark K. Woodruff

Lisa C. Woodruff

BOOK 9999 PG 911

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark K. Woodruff and wife, Lisa C. Woodruff

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 Brentwood, Tennessee, this 28th day of March, 19 96.

Commission expires 4-27-99

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

My Commission Expires March 27, 1999

WARRANTY DEED

FROM

Mark K. Woodruff and wife, Lisa C. Woodruff

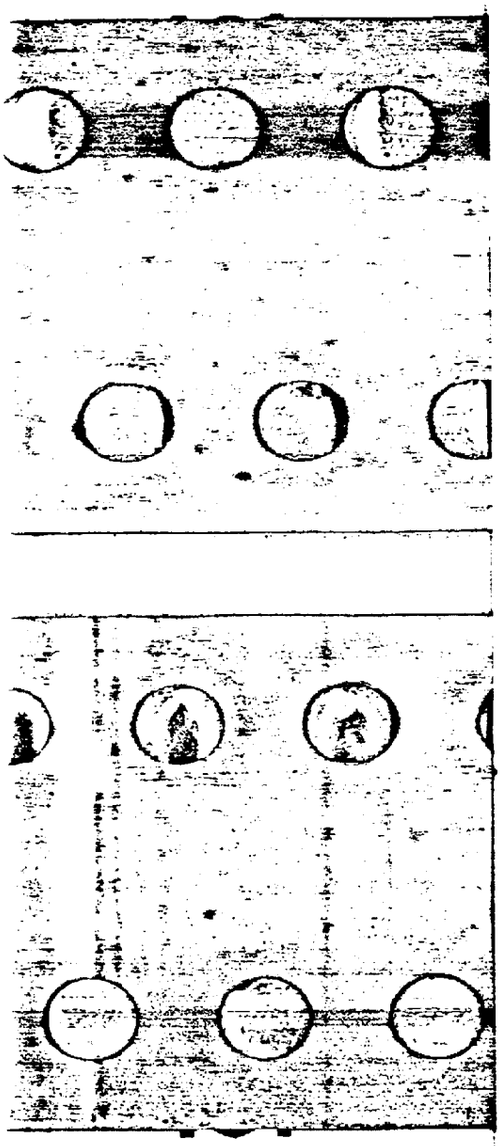
TO

Mark A. McMurray and wife, Jennifer R. McMurray

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

5289 04/02 0101 03CHECK
475.20



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

RECEIVED OF _____

FOR _____

BOOK 9999 PG 912

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	
				126000.00
			CON TX	466.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	475.20
			CHECK	475.20
04/02/96	01		13:02 0001	5289

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166514
IDENTIF. ↑ REFERENCE

96 APR -2 PM 1:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023289