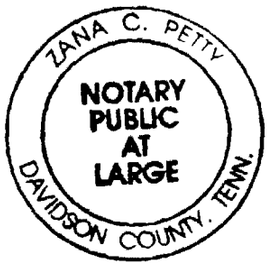
FILE BOX

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Denton (NAME)	Chase Manhattan Mortgage (NAME)	MAP 150-08-0
1213 Huntingboro Court (ADDRESS)	P.O. Box 4025 (ADDRESS)	PARCEL 121
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Monroe, LA 71211-4025 (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, Barbara A. Mitchell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Denton, unmarried

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:

BEING Lot No. 461, on the plan of Somerset, Phase I, of record in Plat Book 6900, Pages 690 & 691, 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 Barbara A. Mitchell by deed from Edward P. Fisher and Christine M. Fisher, of record in Book 9489, Page 853, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Edward P. Fisher and wife, Christine M. Fisher, to Vaden Lackey, Jr., Trustee, for Fidelity Federal Savings & Loan Assoc. of Tennessee, dated September 8, 1989, and filed for record in Book 7936, Page 85, Register's Office for said County, with an unpaid principal amount of approximately $ 84,400.05, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees. (The original loan amount was $89,020.00 on the above-described Deed of Trust.)

unimproved ( )
This is improved (X) property, known as 1213 Huntingboro Court, Antioch, TN 37013
(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 my hand this 28th day of March 19 96

Barbara A. Mitchell

Barbara A. Mitchell

BK/ 10000 PG 648

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 Barbara A. Mitchell, 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 at Nashville, Tennessee, this 28th day of March, 19 96.

Commission expires January 20, 1999

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, executed 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_____.

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

My commission expires _____

Notary Public

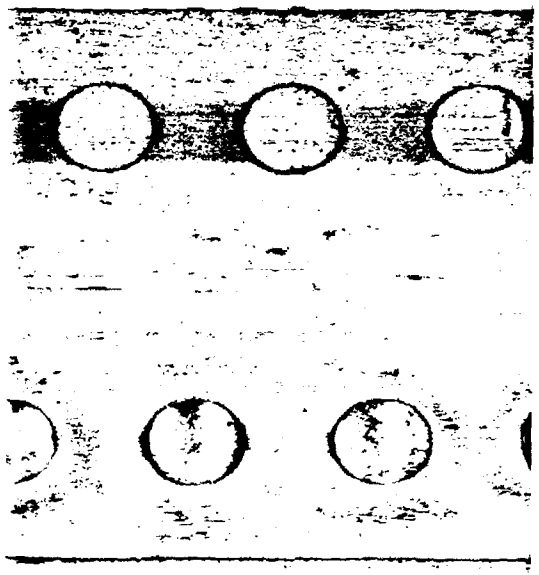
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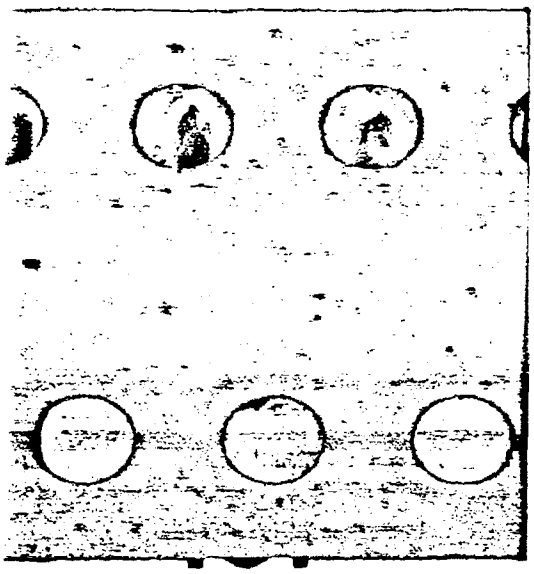
IDENTIFICATION REFERENCE

96 APR -2 PM 2:50

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

5474 04/02 0101 03CHECK 408.60





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

RECEIVED OF _____

FOR _____

P\.\ 10000 PG 649

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	
			108000.00	
			CON TX 399.60	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 408.60	
			CHECK 408.60	
04/02/96	01	14:53	0001	5474

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166691
IDENTIF. ^ REFERENCE

96 APR -2 PM 2:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023474