BOX 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/28/97
(AFFIX SEAL)

WANDA F. FUTRELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires September 28, 1997

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
James W. McMurray, Jr. (NAME)	FT Mortgage Companies d/b/a/ (NAME)	141-12-0-C-005-C0
7713 River Bend Way (ADDRESS)	P.O. Box 351 (ADDRESS)	09D-80751
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101 (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, Eugene Collins, **Unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. McMurray, Jr. and wife, Lesia W. 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. 5 on the Plan of River Bend Estates, of record in Book 6900, page 504, and as amended of record in Book 7465, page 833, 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 Eugene Collins, unmarried, by deed from First Tennessee Bank National Association, of record in Book 9664, Page 515, 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 504 and amended in Book 7465, page 833; Declaration of covenants, conditions, and rest of record in Book 7112, page 481, and amended in Book 7308, page 805 and further amended in Book 7308, page 808, Book 7336, page 15, and Book 7549, page 893; By-Laws of record in Book 7347, page 643; all matters of record in Book 9462, page 679; Book 7278, page 822; Book 9982, page 693; Book 4817, page 792 and Book 4581, page 307, all of record in the Register's Office for Davidson County, Tennessee.

BOOK 10009 PG 684

unimproved ( )
This is improved (X) property, known as 7713 River Bend Way, Nashville, TN 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 my hand this 29th day of March 19 96

Eugene Collins

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 Eugene Collins

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 instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this day of March 19 96.

Commission expires My Commission Expires September 28, 1997

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

BOOK 10009 PG 685

WARRANTY DEED

FROM

Eugene Collins

TO

James W. McMurray, Jr. and wife, Lesia W. McMurray

RETURN TO:

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

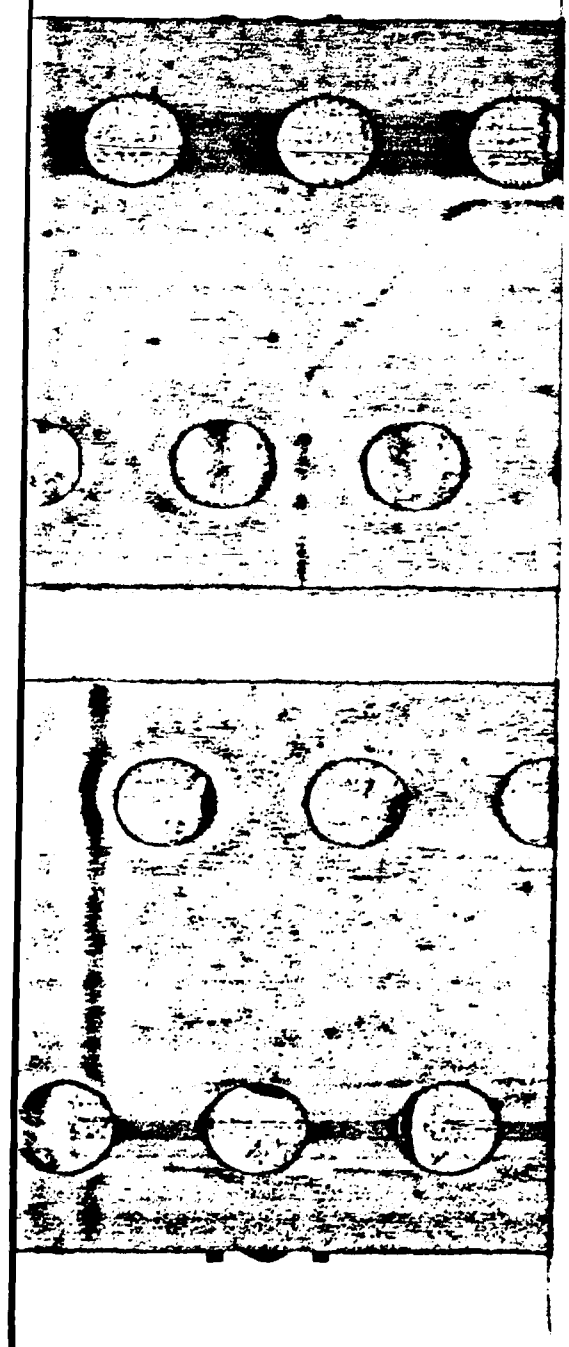
0169371

IDENTIF. ← REFERENCE

96 APR -9 PM 12:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8307 04/09 0101 03CHECK

647.25



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

RECEIVED OF _____

FOR _____

BOOK 10009 PG 686

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	172500.00
			CON TX	638.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	647.25
			CHECK	647.25

04/09/96 01 12:32 0001 8307

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0169371
IDENTIF. ↑ REFERENCE

96 APR -9 PM 12:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1026291