Ex 17

BK 10027 PG 933

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Ella E. Merritt
Affiant

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

Laura A. Crosley
Notary Public

MY COMMISSION EXPIRES: 11/28/97
(AFFIX SEAL)

NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Merritt (NAME)	First Trust Mortgage Company (NAME)	MAP 119-14A
2929 Selena Drive J-119 (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	PARCEL 119
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	6DA35099

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, C & H Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald E. Merritt and wife, Ella E. Merritt

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:

Unit No. 119, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to C & H Company by deed from Home Service Corporation of record in Book 6099, page 81, Register's Office for Davidson County, TN.

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

The legal description is the same as the previous deed of record.

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

Subject to limitations and conditions imposed by the "Horizontal Property Act" as set out in Section 64-2701, et seq of the Tennessee Code Annotated and the terms, provisions, covenants, conditions, and restrictions and rights established by and contained in the Master Deed and ByLaws for Kingswood, as

CONTINUED

unimproved ( )
This is improved (X) property, known as 2929 Selena Drive J-119, 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 my hand this 19th day of April 19 96

C & H Company
By: Joe A. Hughes
Charles H. Warfield, Jr. Attorney in Fact

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On April 19, 1996, before me personally appeared Charles H. Warfield, Jr. to me known to be the person who executed the foregoing instrument in behalf of Joe A. Hicks, a general partner of C & H Company, a partnership, and acknowledged that he executed same as the free act and deed of said above named for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of April, 1996.

My Commission Expires:

11/22/97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A. Bradley
Notary Public

4527 04/26 0101 03CHECK 186.90

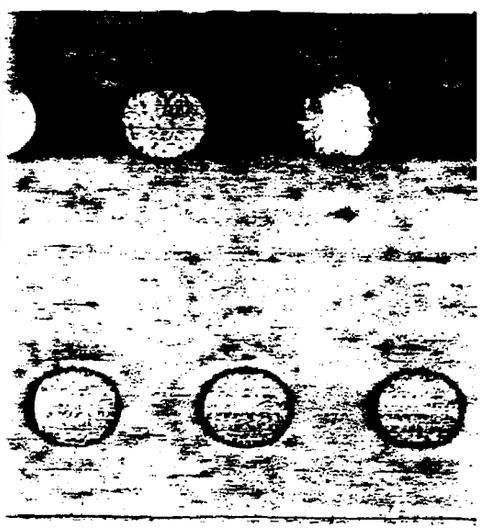
017230

IDENTIFICATION REFERENCE

96 APR 26 AM 9:56

LEGAL DESCRIPTION CONTINUATION

amended, recorded in Book 6058, page 320, said Register's Office, including the plat recorded in Book 5200, page 520, said Register's Office.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10027 PG 936

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 47000.00
CON TX 173.90
PRFEE 1.00
WDEED 12.00
TOTAL 186.90
CHECK 186.90

04/26/96 01 10:00 0001 4527

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0175230
IDENTIF. & REFERENCE

96 APR 26 AM 9:56

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 1032584