10030 662

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 115,000.00

Affiant

Subscribed and sworn to before me, this 25th day of April 19 96

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
RUSSELL A. YTTRI 1906 Franklin Avenue Nashville, Tennessee 37206	FT Mortgage Companies P.O. Box 613136 Memphis, Tennessee 38101	MAP 83-6 PARCEL 288

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTEEN THOUSAND AND NO/100----- ($ 115,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , MICHAEL K. HESTER, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto RUSSELL A. YTTRI, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 7 on the Plan of John A. Bealafelt's Subdivision of Lot No. 1 of the Cuppett Property as of record in Book 547, page 45, Register's Office for Davidson County, Tennessee.

SAID Lot No. 7 fronts 50.0 feet on the south side of Beaumont Avenue and runs back 149.0 feet on the east line and 149 feet 6 inches on the west line to a dead line, measuring 50.0 feet thereon.

BEING the same property conveyed to Michael K. Hester by deed from Ura M. Carver of record in Book 9805, page 504, Register's Office for Davidson County, Tennessee.

0176207
IDENTIF. ↑ REFERENCE

96 APR 30 AM 8:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 1906 Franklin Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of John A. Bealafelt's S/D of Lt 1 of Cuppett Property of record in Book 547 , page 45 , Register's Office for Davidson County, Tennessee.

[redacted]

10030-663

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __25th__ day of ___April_____, 19 96 .

MICHAEL K. HESTER

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 MICHAEL K. HESTER, UNMARRIED, 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 this __25th__ day of ___April_____, 19 96 .

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 _____.

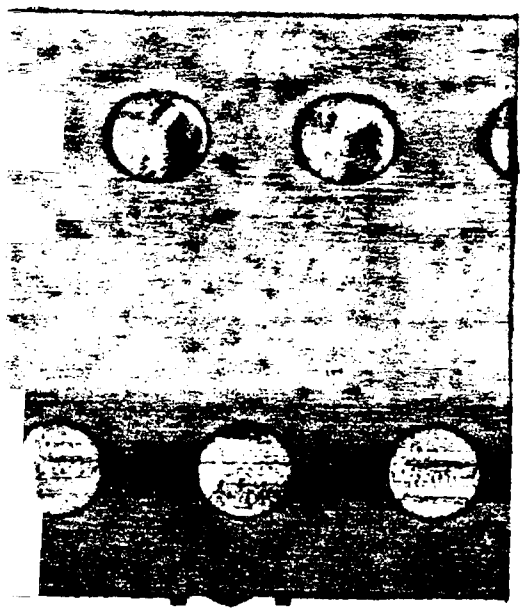
Witness my hand and official seal this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public

5605 04/30 0101 03CHECK 434.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10030 PG 664

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 115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
TOTAL 434.50
CHECK 434.50
04/30/96 01 08:41 0001 5605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0176207

96 APR 30 AM 8:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033650