WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

BOOK 10035 PG 3

34436

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 19 96

Notary Public

MY COMMISSION EXPIRES: 4/28/98

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackie Moss	FT Mortgage Companies d/b/a	105-11-108
(NAME)	(NAME)	
1814 Martin Street	P.O. Box 613136	6DA 21495
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(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 D. Daniel and Franklin Daniel and wife, Savilla B. Daniel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jackie Moss

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:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the southerly 50 feet of the northerly 200 feet of the easterly 156 feet of Lot No. 13 on the Plan of the Joseph W. Horton property, of record in Plan Book 1, Page 44, of the Chancery Court at Nashville, and described according to a survey made by S.M. McMurray Engineering Company, June 16th, as follows:

Beginning on the easterly margin of Martin Street, at a point 108.9 feet north of the northerly margin of Wedgewood Avenue; thence with the easterly margin of said street, northwardly 50 feet; thence eastwardly and parallel with the northerly margin of Wedgewood Avenue 156 feet; thence southerly 50 feet, thence westwardly 156 feet to the beginning.

BEING the same property conveyed to Mark D. Daniel and Franklin Daniel by deed from Cleo Greenfield Dycus of record in Book 8944, Page 467, Register's Office for Davidson County, Tennessee.

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

Savilla B. Daniel, wife of Franklin Daniel, joins in this Warranty Deed only for the purposes of encumbering such marital rights if any that she may have in and to said property.

unimproved ( )
This is improved (X) property, known as 1814 Martin Street, Nashville, TN 37203
(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 26th day of April, 19 96

Mark D. Daniel

Franklin Daniel by Mark D. Daniel attorney in fact

X Savilla Daniel by Mark D. Daniel attorney in fact

BK/PG 10035PG 4

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 Mark D. Daniel ~~and Franklin Daniel~~

the bargainor ~~XX~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he ~~XXXXX~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of April 19 96.

Commission expires 11/28/98

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 this the 26TH day of APRIL, 1996, before me personally appeared MARK DANIEL to me known to be the person who executed the foregoing instrument in behalf of FRANKLIN DANIEL & SAVILLA DANIEL as THEIR Attorney in Fact, and acknowledged the HE executed the same as the free act and deed of the said FRANKLIN DANIEL & SAVILLA DANIEL.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 26TH day of APRIL, 1996.

Notary Public

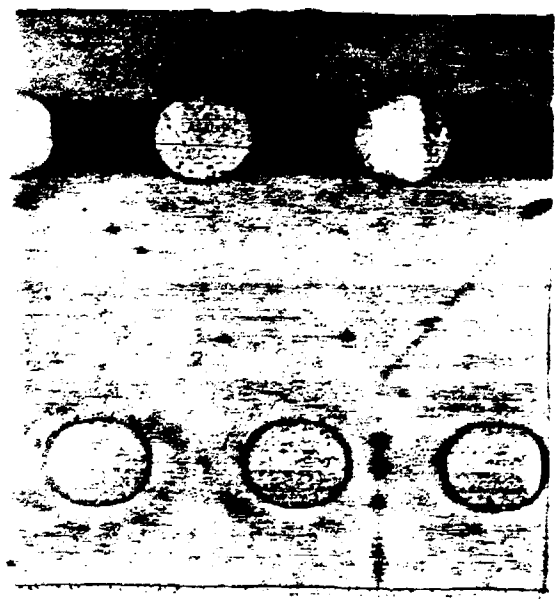
My Commission Expires: 11/28/98

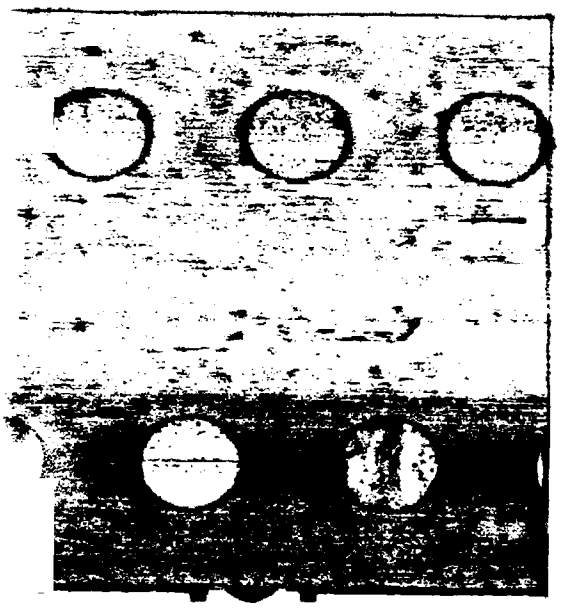
0177269
IDENTIF. & REFERENCE

96 MAY -1 PM 3:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

ALAN J. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0775 05/01 9401 03CHECK 305.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10035 PG 5

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 80000.00
				CON TX 296.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 305.00
				CHECK 305.00
05/01/96	01		15:26 0001 6725	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177269
IDENTIF. ↑ REFERENCE

96 MAY -1 PM 3:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034762