File 13839
File Box 9B (First Title & Escrow)

WARRANTY DEED

BOOK 10036 PG 408

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHELE I. FEGER (NAME)	FT MORTGAGE COMPANIES, DBA FIRST (NAME)	Map 131=6=E
241 Boxmere Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 613136 (STREET ADDRESS)	Parcel 241
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	F.B. 7DA92458

FOR AND IN 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, ORETTA V. WADDEY SINGER, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHELE I. FEGER, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, Tennessee, being Unit No. 241, together with the appurtenant interest in the common elements of Burton Hills Village of Boxmere, Phase I, a condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, and Book 6911, page 831, made applicable in Book 6921, page 226, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Lot No. 7 on the Plan of Burton Hills Village of Boxmere, Phase I, a condominium, of record in Plat Book 6250, page 649, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Oretta V. Waddey by deed from Burton Hills Properties, a Kentucky general partnership of record in Book 6985, page 98, said Register's Office. The said Oretta V. Waddey having since married.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6517, page 522, amended in Book 6778, page 536, Book 6666, page 749, amended in Book 6921, page 226, Book 6824, page 308, Book 6908, page 738, Book 6911, page 831; (3) Charters of record in Book 6517, page 505, amended in Book 6921, page 216, Book 6665, page 6, amended in Book 6921, page 218, Book 6517, page 511, amended in Book 6921, page 214, Book 6665, page 1, amended in Book 6921, page 210; (4) Easements of record in Book 3702, page 250, Book 4298, page 491; (5) Agreement of record in Book 6470, page 383, and Book 6655, page 47; and (6) All matters appearing on the Plan of record in Plat Book 6250, page 649, said Register's Office.

Elliott Singer, spouse of Oretta V. Waddey Singer, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Oretta V. Waddey Singer.

This is improved (XX) unimproved ( ) property, known as 241 Boxmere Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29 th day of April, 1996.

Oretta V. Waddey Singer
ORETTA V. WADDEY SINGER

ELLIOTT SINGER

STATE OF TENNESSEE
COUNTY OF Davidson

10036 409

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ORETTA V. WADDEY SINGER AND HUSBAND ELLIOTT SINGER

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29 th day of April, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

IDENTIF. ↑ REFERENCE

96 MAY -2 AM 10:58
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 96

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

ORETTA V. WADDEY SINGER

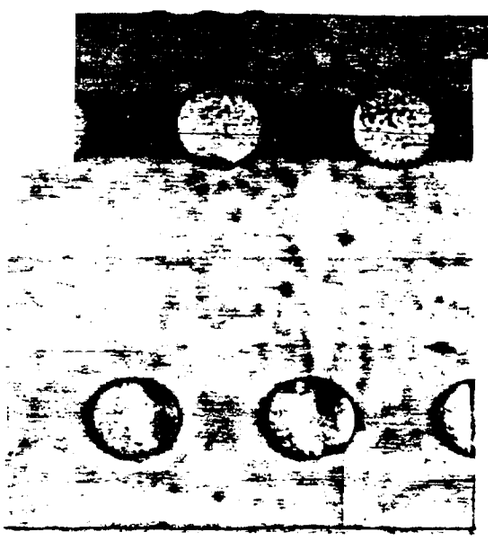
TO

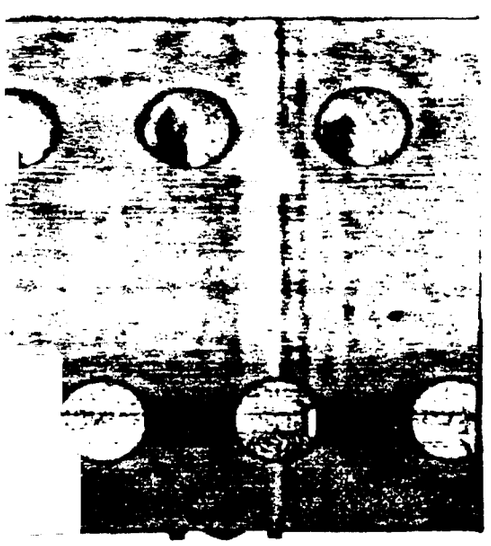
MICHELE I. FEGER

7063 05/02 0101 03CHECK 429.33

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 10036 PG 410

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
113600.00
CON TX 420.32
PRFEE 1.00
WDEED 8.00
TOTAL 429.32
CHECK 429.32

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7063

0177596
IDENTIF. # REFERENCE

96 MAY -2 AM 10:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1035097