20

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Timothy A. Sturm
420 Huntington Ridge Dr.
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Trust Mortgage Company
6525 Quail Hollow, Suite 300
Memphis, TN 38120

BOOK 10043 PG 783

MAP AND PARCEL:

MAP	161-11
GROUP	A
PARCEL	80.00CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Richter Dial Builders, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Timothy A. Sturm, married, 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:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Huntington Ridge Townhouse, of record in Book 4675, page 9, said Register's Office.

Being a part of the same property conveyed to Richter Dial Builders, Inc. by deed from William Lamar Newport, Trustee, of record in Book 9282, page 350, Register's Office for Davidson County, Tennessee.

This is improved property known as 420 Huntington Ridge Dr., Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Timothy A. Sturm, married, his heirs and assigns, forever; and we, Richter Dial Builders, Inc. does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand of a duly authorized officer this the 30th day of April, 1996.

Richter Dial Builders, Inc.

By: _____ 5-1-96

0179765
IDENTIF. ↑ REFERENCE

96 MAY -8 AM 9:14
REGISTER
DAVIDSON COUNTY, TN.

BOOK 10043 PG 784

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Doug Richter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is an officer of Richter Dial Builders, Inc. and that as such Officer, he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 30th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 119,900.00.

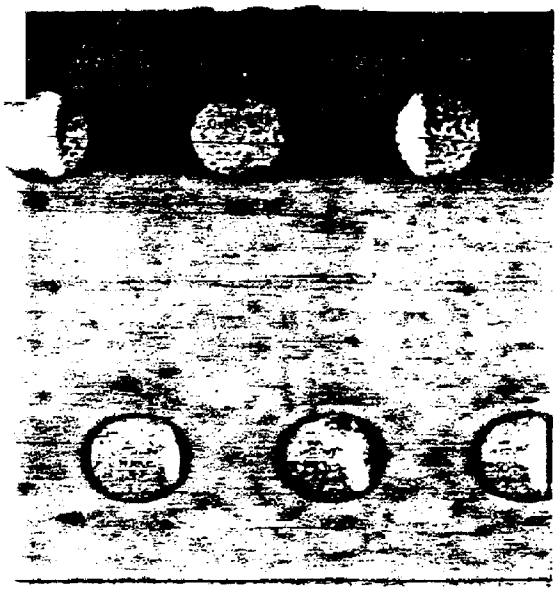
AFFIANT

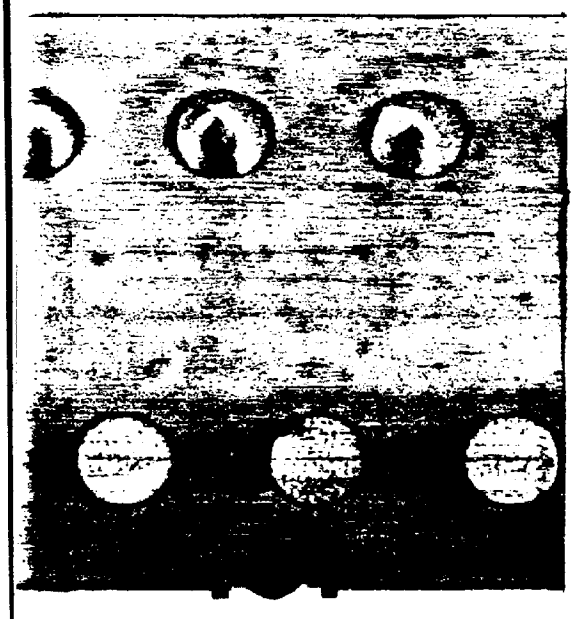
Subscribed and sworn to before me this 30th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: March 2, 1998

7419 05/08 0:01 03CHECK 452.63





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10043 PG 785

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	
				119900.00
			CON TX	443.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	452.63
			CHECK	452.63
05/08/96	01	09:17	0001	9419

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179765
IDENTIF. ↑ REFERENCE

96 MAY -8 AM 9:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, T

No. 1037422