FILE BOX 45

WARRANTY DEED

BOOK 10056 PG 562

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 46,000.00
Michael L. Trowbridge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF May 19 96

NOTARY PUBLIC AT LARGE
Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Trowbridge (NAME)	FT Mortgage Companies, d/b/a	MAP 108-3
3035 Casa Drive (ADDRESS)	First Tennessee (NAME) Mortgage, Inc.	
	P.O. Box 351 (ADDRESS)	PARCEL 62
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	03D89198

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, Rental Group, LTD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Trowbridge and wife, Kathy P. Parsons

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:

BEING Lot No. 44A, on the plan of Section 5, Patio Villa, A Revision of Zone Lot Division, Lots Nos. 44, 45, 48 and 102, of record in Plat Book 5200, Page 748, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Rental Group, LTD by deed from October Inc., of record in Book 6431, Page 331, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6199, Page 70, and Plat Book 5200, Page 748, Register's Office for said County.

0183791
IDENTIF. ↑ REFERENCE

96 MAY 21 PM 1:58
FELIX Z. WILSON-I REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 3035 Casa Drive, Nashville, TN 37214
(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 15th day of May 19 96

Rental Group, LTD
By: Donald R. Henderson
Donald R. Henderson, Partner

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 DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donald R. Henderson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Partner and _____ respectively of the Rental Group, LTD the within named bargainor, and corporation, and that he as such Partner 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 Donald R. Henderson as such Partner, and attesting the same by the said _____ as such _____.

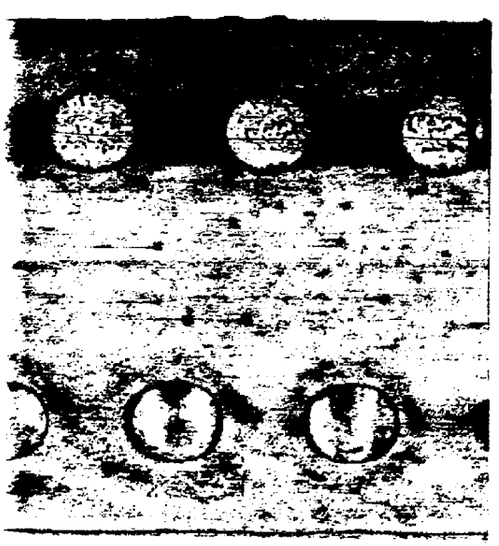
Witness my hand and official seal at office at Nashville, TN on this the 15th day of May 19 96.

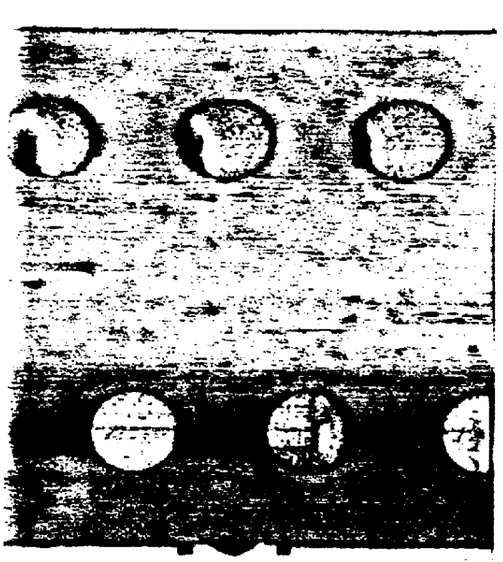
My commission expires May 24, 1997

_____
Notary Public

PATRICIA NICHOLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

3858 05/21 0101 03CHECK 179.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10056 PG 564

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 46000.00
				CON TX 170.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 179.20
				CHECK 179.20

05/21/96 01 14:03 0001 3858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 018379

96 MAY 21 PM 1:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1041799