BOOK 10097 PG 61

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 72,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF June 19 96
Notary Public
MY COMMISSION EXPIRES 6-13-2000
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
RODNEY C. OAKLEY (NAME)	FIRST TRUST MORTGAGE COMPANY (NAME)	MAP 92-15
478 SUNLINER DRIVE (ADDRESS)	6525 QUAIL HOLLOW ROAD (ADDRESS)	PARCEL
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38120 (CITY) (STATE) (ZIP)	42

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, JUDY C. LADD , UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RODNEY C. OAKLEY

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:

Land in Davidson County, Tennessee, being Lot No. 303 on the Plan of Charlotte Park, Section VI of record in Plan Book 2900, pages 7 and 8, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to JUDY C. LADD by Deed of record in Book 4935, page 836, Register's Office for Davidson County, Tennessee.

0196183
IDENTIFICATION REFERENCE

96 JUN 25 AM 10:01
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7244 06/25 0101 03CHECK 275.40

This is unimproved ( ) / This is improved (X) property, known as 478 SUNLINER DRIVE, NASHVILLE, TN 37209
(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 21st day of June 19 96

Judy C. Ladd
JUDY C. LADD

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 JUDY C. LADD

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE _____, Tennessee, this 21st day of June, 19 96.

Commission expires 6-13-2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

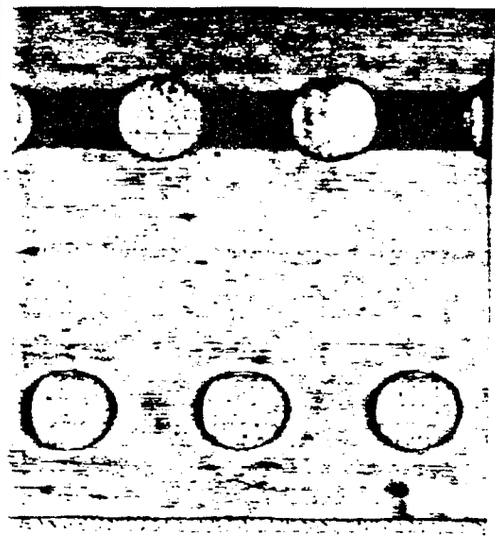
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as 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

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

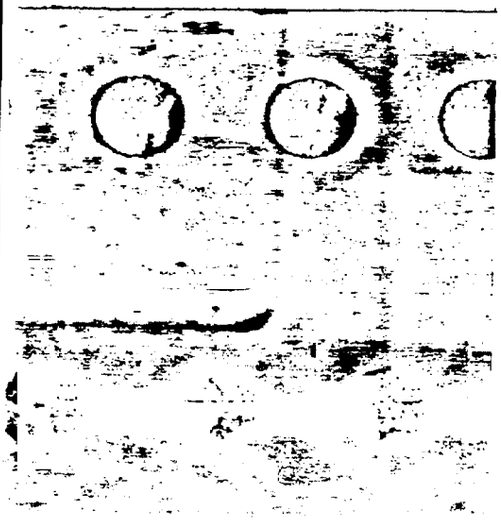
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	COTx - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTx - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

06/25/96 01 10:02 0001 7244



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196183
IDENTIF. & REFERENCE

96 JUN 25 AM 10:01

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1055013