FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE [illegible] DAY OF June, 19 96

Notary Public

MY COMMISSION EXPIRES May 24, 1997
(AFFIX SEAL)

P.B. 10097 PG. 859

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
Ricky L. Hillegeer	FT Mortgage Companies, d/b/a	MAP 176-1
(NAME)	First Tennessee (NAME) Mortgage Co., Inc.	
4812 Peppertree Drive	P.O. Box 351	PARCEL 80
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Memphis, TN 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, Scott Ferguson and wife, Shannon L. Ferguson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky L. Hillegeer and wife, Laurrie D. Hillegeer

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. 163 on the Plan of Peppertree Subdivision, Section 16, of record in Plat Book 8250, page 195, 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 Scott Ferguson by deed from Jerry D. Butler, of record in Book 9310, Page 466, Register's Office for said County.

Power of Attorney of record in Book 10097, page 858, said Register's Office.

Shannon L. Ferguson is joining in this conveyance to convey any and all marital rights she may have in and to said property.

0196407
IDENTIFICATION REFERENCE

96 JUN 25 PM 1:47
[illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 4812 Peppertree Drive, Antioch, TN 37013
(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 20th day of June, 19 96

Scott Ferguson

Shannon L. Ferguson

STATE OF TENNESSEE
COUNTY OF

BK/ 10097 PG 560

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

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)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the within instrument on behalf of Scott Ferguson and Shannon L. Ferguson as their Attorney in Fact, as the free act and deed of the within named Scott Ferguson and wife, Shannon L. Ferguson.

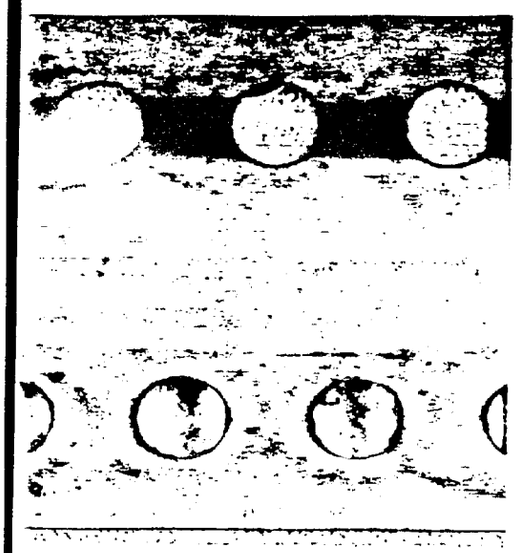
Witness my hand and official seal at Nashville, this 20th day of June, 1996.

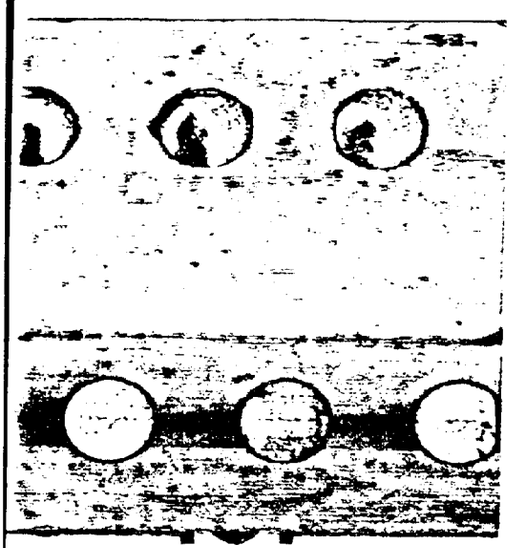
My Commission Expires: 5-24-97

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS
NOTARY
PUBLIC
DAVIDSON CO., TENN.

7967 96/25 0101 02CHECK 367.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10097 PG 861

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	97000.00
CON TX	358.90
PRFEE	1.00
WDEED	8.00
TOTAL	367.90
CHECK	367.90

06/25/96 01 13:39 0001 7487

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196407

IDENTIF. # REFERENCE

96 JUN 25 PM 1:47

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

No. 1055255