THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE) P.B. 10098 P. 760
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 268,000.00

Laura Anne Carr
Affiant

Subscribed and sworn to before me, this 21st day of June 1996

Mitchell A. Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
LAURA ANNE CARR 231 Carden Avenue Nashville, Tennessee 37205	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 104-13 PARCEL 40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY EIGHT THOUSAND AND NO/100- ---------- ($ 268,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, JOHN A. WAIDE AND WIFE, BARBARA L. SANDERS hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LAURA ANNE CARR, MARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 46 Block "F" on the Plan of Bransford Realty Co.'s Subdivision of Lots in Whitland Realty Co.'s Subdivision as of record in Plat Book 547, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to John A. Waide and wife, Barbara L. Sanders by deed from Larry H. Snedeker, Trustee, of record in Book 8694, page 466, Register's Office for Davidson County, Tennessee.

0196607
IDENTIFICATION REFERENCE

96 JUN 26 AM 9:32
REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 231 Carden Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Bransford Realty Co.'s S/D of Whitland Realty Co.'s of record in Book 547, page 53, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of June, 19 96.

John A. Waide
JOHN A. WAIDE

Barbara L. Sanders
BARBARA L. SANDERS

PAID
AS
LAW
DAVIDSON COUNTY, TENN.

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 JOHN A. WAIDE AND WIFE, BARBARA L. SANDERS, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of June, 1996.

Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

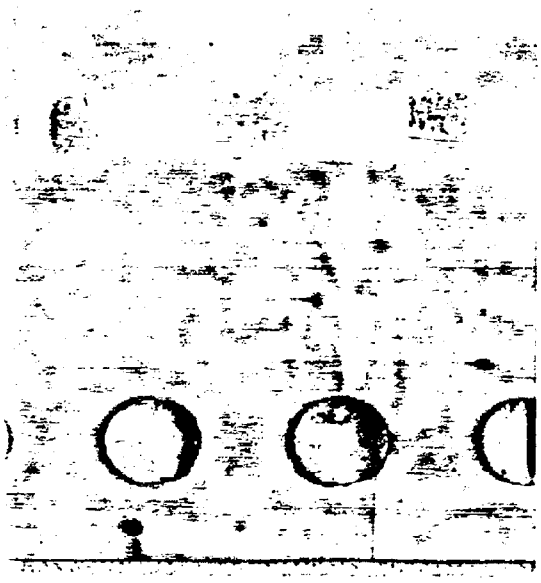
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public

7698 06/26 0101 03CHECK 1000.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

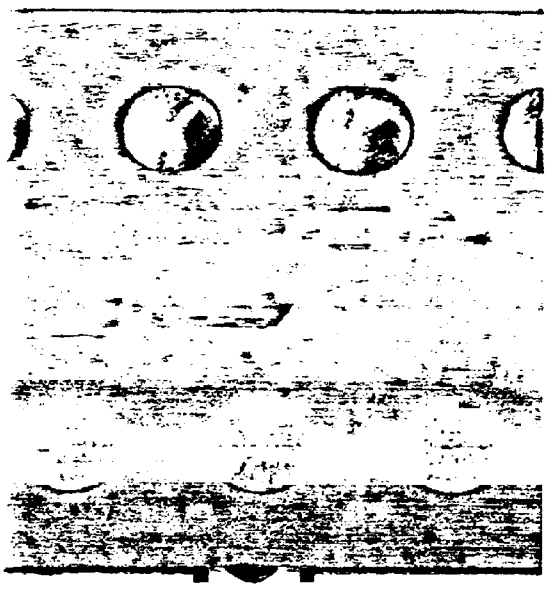
RECEIVED OF _____

FOR _____

BOOK 10098 PG 162

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 268000.00
CON TX 991.60
PRFEE 1.00
WDEED 8.00
TOTAL 1000.60
CHECK 1000.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/26/96 01 09:37 0001 7698

0196607
IDENTIF. # REFERENCE

96 JUN 26 AM 9:32

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

No. 1055458