WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,000.00

Dawn M Lundy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June 19 96

Charles A. Sullivan Jr.
Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

10100 PG 879

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, P.C., 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn M. Lundy (NAME)	FT Mortgage Companies dba First (NAME)	MAP 135-14-0-C
705 Vanguard Place (ADDRESS)	P. O. Box 613136 (ADDRESS)	PARCEL 002.00CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	02D 78676

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, Ransom Village Inc.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dawn M. Lundy, unmarried

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. 2 on the Plan of Ransom Village, of record in Book 7900, Pages 833 and 834, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being a part of the same property conveyed to Ransom Village, Inc., a Tennessee Corporation by deed from Ransom Place Homes, Inc., a Tennessee Corporation of record in Book 9471, page 298, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1996 and subsequent years, and to restrictions and easements of record.

0197408

IDENTITY REFERENCE

96 JUN 27 PM 12:57

REGISTER
DAVIDSON COUNTY, TN.

8540 06/27 0101 03CHECK 412.30

unimproved ( )
This is improved (X) property, known as 705 Vanguard Place, Antioch, Tennessee 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 my hand this 24th day of June 19 96

Ransom Village Inc.
By:
Henry E. McCall, President

STATE OF TENNESSEE
COUNTY OF

10100 880

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

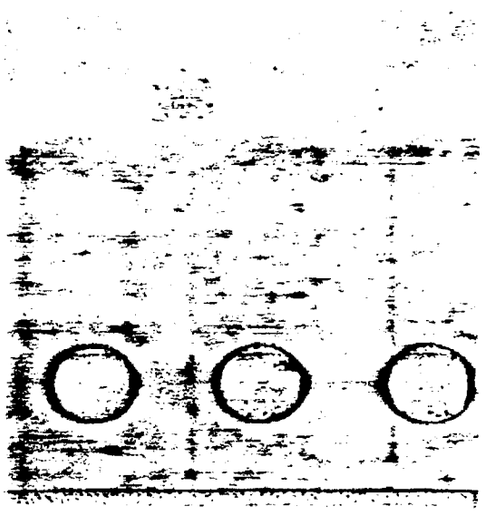
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

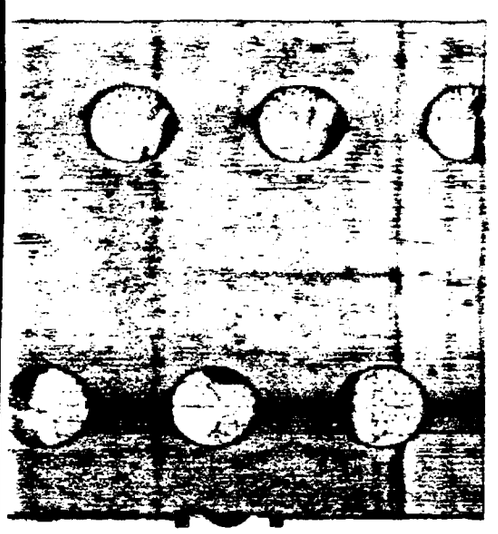
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Henry E. McCall and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Ransom Village Inc. the within named bargainor, and corporation, and that he as such President 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 Henry E. McCall as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN 37027 on this the 24th day of June 19 96.

My commission expires 11.27.99

Charles G. Sullivan Jr.
Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 10100 PG 881

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 109000.00
CON TX 403.30
PRFEE 1.00
WDEED 8.00
TOTAL 412.30
CHECK 412.30

06/27/96 01 13:02 0001 8540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197408
IDENTIF. & REFERENCE

96 JUN 27 PM 12:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1056294