BOOK 10109 PG 477

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF June, 96

Notary Public

MY COMMISSION EXPIRES 7/25/98
(AFFIX SEAL)

34669

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Shawn Scully (NAME)	FT Mortgage Companies d/b/a (NAME)	62-2-5
2565 Pennington Bend Road (ADDRESS)	111 Westwood Place, Suite 109 (ADDRESS)	3DX 00009
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Lawanda Lanius, married and husband, Richard P. Lanius

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawn Scully and wife, Amy D. Scully, Joint Tenants

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. 5 on the Plan of Pennington Bend Estates, Section 1, of record in Plat Book 4955, Page 89, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

BEING the same property conveyed to Lawanda Lanius, married by deed from R.P. Lanius, Jr. of record in Book 9766, Page 823; and by deed from Jeffrey T. Shrum and Cheryl Reed of record in Book 8151, Page 560, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

Richard P. Lanius, husband of, Lawanda Lanius, joins in this Warranty Deed for the purpose of conveying such marital rights if any that he may have in and to said property.

Richard P. Lanius and R.P. Lanius, Jr. are one and the same person.

unimproved ( )
This is improved (X) property, known as 2565 Pennington Bend Road, 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 28th day of June, 19 96

X Lawanda Lanius
Lawanda Lanius

X Richard P. Lanius
Richard P. Lanius

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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 Lawanda Lanius, married and husband, Richard P. Lanius

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 at Nashville, this 28th day of June, 1996.

Commission expires 7/25/98

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 _____ oaths 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 _____

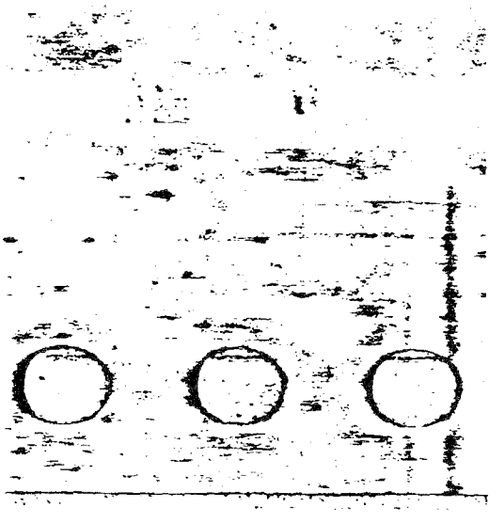
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

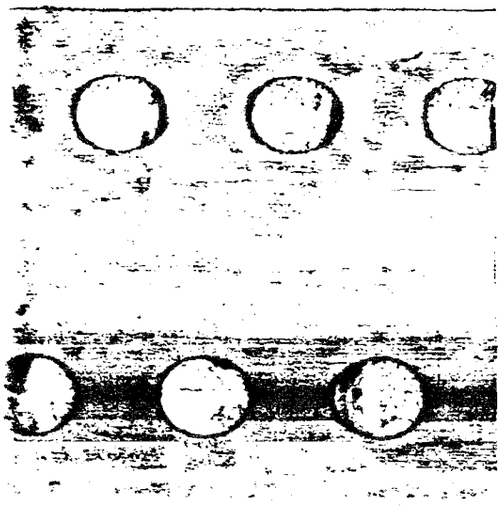
My commission expires _____

Notary Public

0199870

96 JUL -3 AM 10:15





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
MG 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 107900.00
				DDN TX 399.23
				PRFEE 1.00
				WDEED 8.00
				TOTAL 408.23
				CHECK 408.23
			07/03/95 01	10:18 0001 1181

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199870
IDENTIFICATION REFERENCE

95 JUL -3 AM 10:16

No. 1058911