ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
William R. Lane 396 Hunting Ridge Nashville, TN 37211	FT Mortgage Companies dba Sunbelt Nat'l Mtg 111 Westwood Pl,S109 Brentwood, TN 37027	Map 161-11-0-A Parcel 054.00Co

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Larry G. Spencer and wife, Gayle S. Herndon Spencer (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto William R. Lane, unmarried (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 54 on the Plat of Huntington Ridge Townhouse, of record in Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larry G. Spencer and wife, Gayle S. Herndon Spencer by Warranty Deed from Ward and Walsh, a general partnership of record in Book 6720, Page 73, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is unimproved property commonly known as 396 Hunting Ridge, Nashville, TN 37211.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $92,000.00.

Affiant

Subscribed and sworn to before me this 27th day of June, 1996.

Notary Public

My Commission Expires 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of June, 1996.

Larry G. Spencer

Gayle S. Herndon Spencer

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 **Larry G. Spencer and wife, Gayle S. Herndon Spencer,** the bargainors 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, Tennessee, this 27th day of June, 1996.

NOTARY PUBLIC

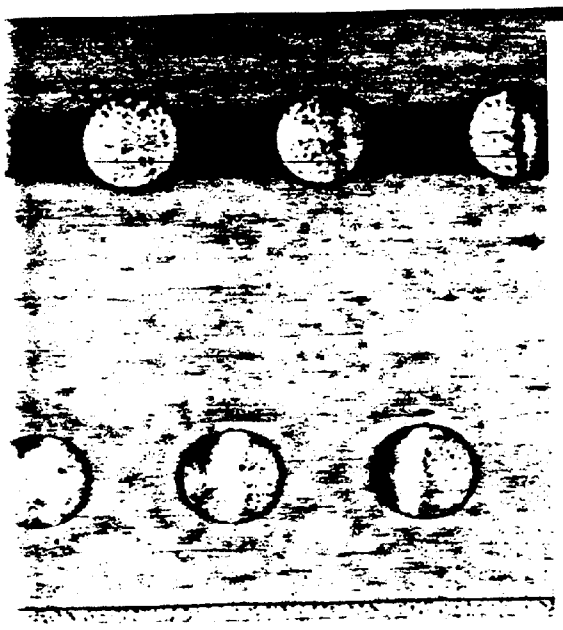
My Commission Expires: 1-24-98

96 JUL -9 AM 10:03

2232 07/09 01:01 03CHECK 349.40

0200837

IDENTIF. ↑ REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

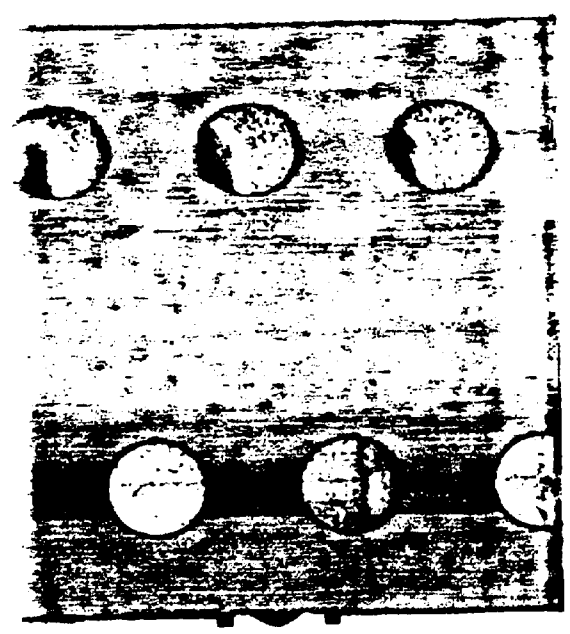
RECEIVED OF _____

FOR _____

BOOK 10113 PG 32

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 92000.00
CON TX 340.40
PRFEE 1.00
WDEED 8.00
TOTAL 349.40
CHECK 349.40

07/08/96 01 10:08 0001 2232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0200837
IDENTIF. ↑ REFERENCE

96 JUL -8 AM 10:03

REGISTER
DAVIDSON CO. TN.

No. 1059953