File Box 9B
First Title and Escrow Company, Inc.

BOOK 10123 PG 732

#14027

THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 4th Ave. N., 5th Fl.
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $102,500.00

AFFIANT

Subscribed and sworn to before me this 15th day of July, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/20/96

02044494
IDENTIFICATION

96 JUL 17 AM 10:45
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 14027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS:	MAP/PARCEL NO.:
Frederick H. Myers III, et ux 4894 Packard Drive Nashville, TN 37211	First Trust Mtg. Co. 6525 Quail Hollow Memphis, TN 38120	148-14 78

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, KELLY D. GERTSCHEN, JENNILYN LYNCH, and LARRY M. JORDAN, being all of the heirs of RHETTA H. WILLIAMS WILKERSON, deceased, herein Grantors, have bargained and sold, and by these presents do transfer and convey unto FREDERICK H. MYERS III and wife, MICHELLE A. MYERS, the Grantees herein, their heirs and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Blanchard Heights, as of record in Book 2663, page 62, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Earlyn E. Williams and wife, Rhetta H. Williams by deed from Charles E. Trotter and wife, Louise D. Trotter of record in Book 5046, page 486, said Register's Office. Earlyn E. Williams conveyed his interest to Rhetta H. Williams by deed of record in Book 5546, page 321, Register's Office for Davidson County, Tennessee. Rhetta H. Williams having since married and being known as Rhetta H. Wilkerson. Walter I. Wilkerson having conveyed his interest to Rhetta H. Wilkerson by quitclaim deed of record in Book 8408, page 242, Register's Office for Davidson County, Tennessee.

This is improved property known as 4894 Packard Drive, Nashville, Tennessee 37211.

This conveyance is made subject to the following:

(1) 1996 property taxes which the Grantees assume and agree to pay.

(2) Restrictive covenants of record in Book 2795, page 99, R.O.D.C.

(3) Easements to Metropolitan Government of Nashville and Davidson County, Tennessee, for sanitary sewers and/or storm drainage of record in Book 8620, page 45 and Book 8620, page 46 * R.O.D.C.
*Book 2795, page 99

(4) Plan of record in Plat Book 2663, page 62, R.O.D.C.

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. Grantors do covenant with the said Grantees that they 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. Grantors do further covenant and bind themselves, their heirs and assigns 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.

WITNESS my hand this 15th day of July, 1996.

Kelly D. Gertschen
KELLY D. GERTSCHEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public for the aforesaid County and State, personally appeared KELLY D. GERTSCHEN who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of July, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/20/96

NOTARY PUBLIC AT LARGE

jim\realesta\gertmyer.wd

BOOK 10123 PG 734

LARRY M. JORDAN

JENNILYN LYNCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

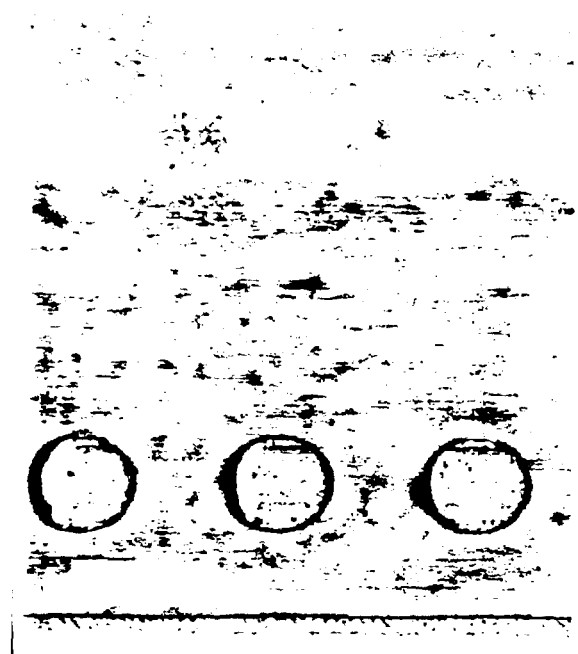
6223 07/17 0101 03CHECK 392.25

Before me, the undersigned, a Notary Public for the aforesaid County and State, personally appeared LARRY M. JORDAN and JENNILYN LYNCH, with whom I am personally acquainted, and who acknowledged that they executed the within warranty deed for the purposes therein stated.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of July, 1996.

James C. Dale III
Notary Public

My commission expires: 7/25/98



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

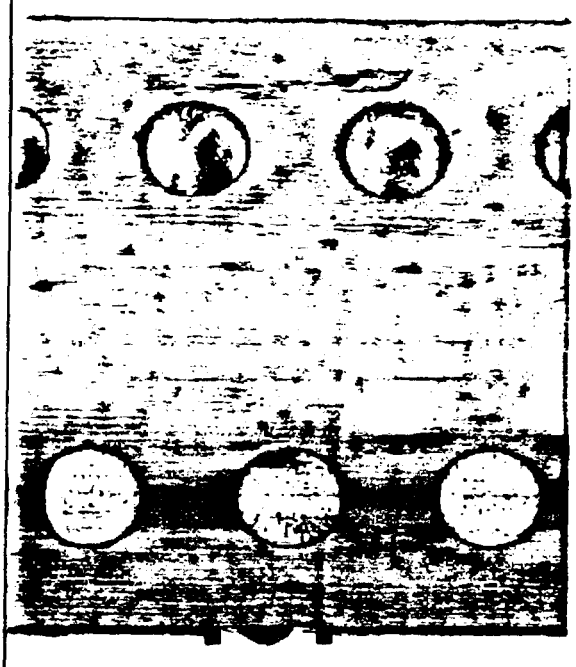
RECEIVED OF _____

FOR _____

BOOK 10123 PG 735

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	102500.00
			CON TX	379.25
			PRFEE	1.00
			WDEED	12.00
			TOTAL	392.25
07/17/96	01	10:48 0001	CHECK	392.25



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204494
IDENTIFICATION REFERENCE

96 JUL 17 AM 10:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063886