27A

BOOK 10127 PG 118

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
18th DAY OF July, 19 96

Notary Public

MY COMMISSION EXPIRES: July 27, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gipsie Ranney (NAME)	First Trust Mortgage Company (NAME)	171-8A
1040 Beech Tree Lane (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	38CO
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	6D 77448

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, Karin Anne Lloyd unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gipsie Ranney 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, TN, being Lot No. 38 on the Plan of Cottonport Plantation, Phase II, of record in Plat Book 6900, page 950, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karin Anne Lloyd by deed from Radnor Homes, Inc. of record in Book 8517, page 532, Register's Office for Davidson County, Tennessee.

Subject to declaration of covenants, conditions and restrictions of record in Book 7430, page 784, Book 7565, page 57, Book 7824, page 254, Book 7897, page 576, and Book 8313, page 932, said Register's Office.

This conveyance is subject to any and all existing easements of record.

96 JUL 22 AM 8:32
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

7404 07/22 0101 03CHECK 878.50

nimproved ( )
s improved (X) property, known as 1040 Beech Tree Lane, Brentwood, Tennessee 37027
(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 18th day of July, 19 96

Karin Anne Lloyd

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 Karin Anne Lloyd

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 18th day of July, 19 96.

Commission expires July 27, 1996

Notary Public

LINDA S. PAGE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

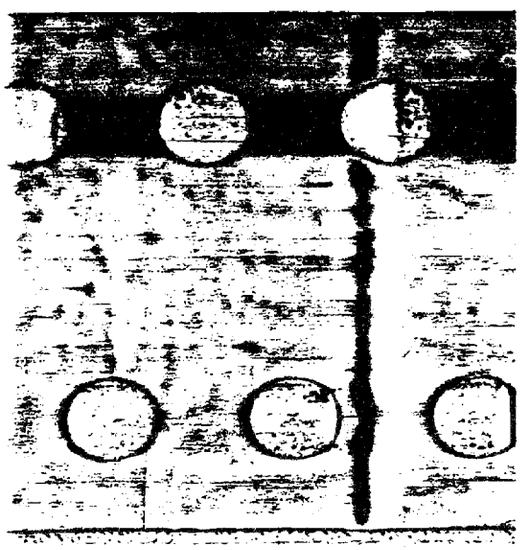
STATE OF TENNESSEE
COUNTY OF

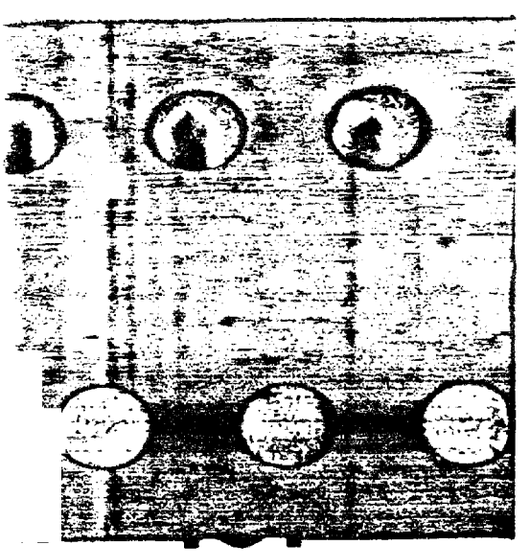
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and 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





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

RECEIVED OF _____

FOR _____

BOOK 10127 PG 120

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	235000.00
			CON TX	869.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	878.50
			CHECK	878.50
07/22/96	01	08:37	0001	7404

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0205585
IDENTIF. & REFERENCE

96 JUL 22 AM 8:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1065047