BOOK 10139 PG 176

File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #96-7-28-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 96
Notary Public
MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUSAN B. O'CONNOR	FT MORTGAGE COMPANIES D/B/A	MAP 155-08-0-A
(NAME)	(NAME)	
6408 Sugar Maple Lane	P. O. Box 146	PARCEL 953CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Memphis, TN 38101	FB #09D-79336
(CITY) (STATE) (ZIP)	(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, WILLIAM HARRY PRIAKOS, JR., AND WIFE, D'ANN E. PRIAKOS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUSAN B. O'CONNOR, MARRIED

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. 53 on the Plan of Poplar Creek Estates, Phase I, a Planned Unit Development, as of record in Book 6250, Page 647, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to William Harry Priakos, Jr., and wife, D'Ann E. Priakos, by Deed from Timothy F. Persse and Teresa L. Persse, unmarried persons, of record in Book 9660, Page 520, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 662, Page 433, Book 9472, Page 824, as amended in Book 6987, Page 966, Book 7270, Page 648, and Book 7964, Page 33, said Register's Office; and Restrictive Covenants contained in instrument of record in Book 5349, Page 921, Book 6474, Page 346, Book 6474, Page 350, Book 6474, Page 354, Book 6486, Pages 587, 588 & 589, and Book 6804, Page 536, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Legal continued on Page 2

unimproved ( )
This is improved (X) property, known as 6408 Sugar Maple Lane, Nashville, TN 37221
(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 our hand s this 30th day of July 1996

D'Ann E. Priakos
D'ANN E. PRIAKOS

William Harry Priakos, Jr.
By William Harry Priakos Jr
D'Ann E. Priakos, Atty.-in-Fact
by D'Ann E Priakos

DCTN01WC

BOOK 10139 PG 177

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 D'ANN E. PRIAKOS, A MARRIED WOMAN

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 Brentwood, Tennessee, this 30th day of July, 1996.

Commission expires July 24, 1999

Notary Public

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 within named bargainor, and corporation, and that as such and being authorized so to do, executed 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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Legal continued from Page 1

1423 07/31 0101 03CHECK 632.45

THIS instrument is being executed in behalf of William Harry Priakos, Jr. pursuant to a Power of Attorney executed by same on the 19th day of July, 1996, and being filed for record simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of July, 1996, before me personally appeared D'ANN E. PRIAKOS, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of WILLIAM HARRY PRIAKOS, JR., and acknowledged that she executed the same as the free act and deed of the said WILLIAM HARRY PRIAKOS, JR..

Notary Public

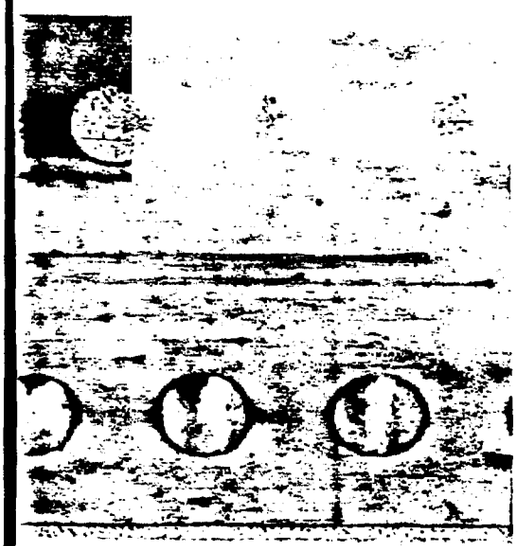
My Commission Expires: July 24, 1999

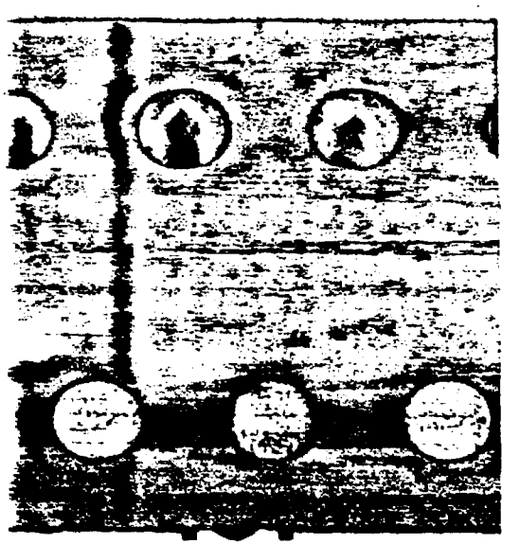
PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

0209304
IDENTIF. ↑ REFERENCE

96 JUL 31 PM 1:29

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10139 PG 178

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	COTX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 168500.00
				CON TX 623.45
				PRFEE 1.00
				MDEED 8.00
				TOTAL 632.45
				CHECK 632.45
			07/31/96 01	13:32 0001 1423

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209304
IDENTIF. ↑ REFERENCE

96 JUL 31 PM 1:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1069012