WARRANTY DEED

BOOK 10145 PG 155

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Charlene K. Austin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF July, 19 96

Louise M. Dymond
Notary Public

MY COMMISSION EXPIRES: April 26, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, P.C., 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlene K. Austin (NAME)	FT Mortgage Companies d/b/a (NAME)	MAP 150
3113 Towne Village Road (ADDRESS)	P.O. Box 146 (ADDRESS)	GROUP 6
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	PARCEL 112

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, Doug Knight and Rhonda Roscovius Knight

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlene K. Austin

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 Towne Village of the Country - Section 1, which is of record in Book 5200, Pages 55 and 56, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Doug Knight and Rhonda Roscovius, both unmarried, as joint tenants with the right of survivorship, by deed from James P. Walsh and Robert Rask of record in Book 8187, Page 172, Register's Office for Davidson County, Tennessee. Rhonda Roscovius being now married and known as Rhonda Roscovius Knight.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5289, Page 687, said Register's Office.

This conveyance is subject to setback lines and recorded easements of record in Book 5200, Page 55, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3113 Towne Village Road, Antioch, Tennessee 37013
(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 31st day of July, 19 96

Doug Knight

Rhonda Roscovius Knight

Rhonda Roscovius Knight

BOOK 10145 PG 156

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doug Knight and Rhonda Roscovius Knight

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 Mt. Juliet, Tennessee, this 31st day of July 19 96.

Commission expires April 25, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

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 _____.

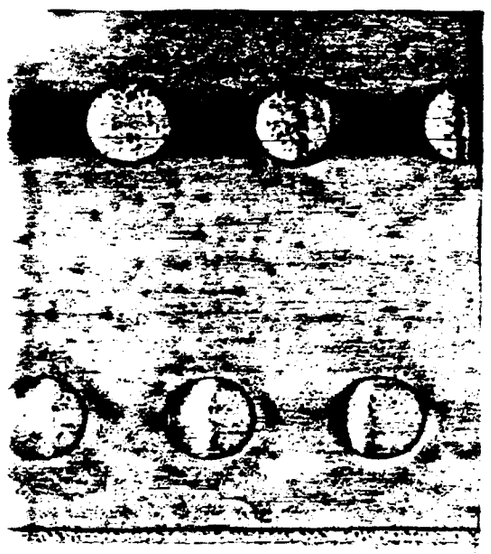
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

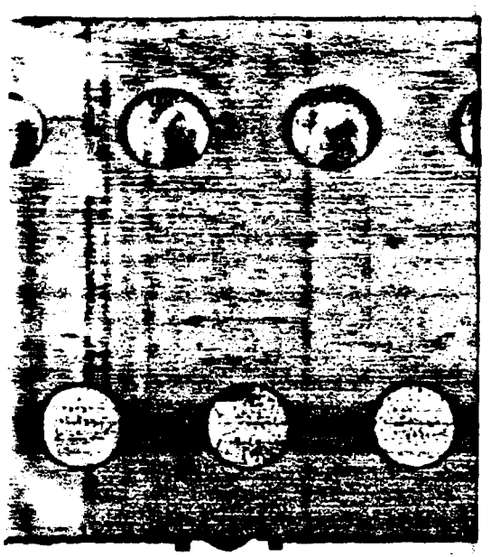
My commission expires _____

Notary Public

02110855
IDENTIF. → REFERENCE
96 AUG -5 AM 10:39
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

3073 08/05 0101 03CHECK 267.63





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

RECEIVED OF _____

FOR _____

BOOK 10145 PG 157

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	69900.00
CON TX	258.63
PRFEE	1.00
WDEED	8.00
TOTAL	267.63
CHECK	267.63

08/05/96 01 10:44 0001 3073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0210855
IDENTIF. ↑ REFERENCE

96 AUG -5 AM 10:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1070646