BOOK 10152 PG 243

File in Box No. 19 B

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE #96-7-33-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER AS $ 124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF August 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
SPIROS A. VERGATOS (NAME)	FRANKLIN AMERICAN MORTGAGE COMPANY (NAME)	MAP 161-10-0-B
5601 Fairhaven Drive (ADDRESS)	214 Overlook Drive, #150 (ADDRESS)	PARCEL 076CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	FB #06DU-82437

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 D. MEREDITH AND WIFE, GEORGIA J. MEREDITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SPIROS A. VERGATOS AND WIFE, VIVIAN M. VERGATOS

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. 227 on the Plan of Villages of Brentwood, Second Revision, Phase Six, a Planned Unit Devepment, as of record in Book 6900, Page 316, 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 D. Meredith and wife, Georgia J. Meredith, by Deed from Fox Ridge Company, a Limited Partnership, of record in Book 7476, Page 159, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 6143, Page 11, and made applicable to Phase 6, in Book 7207, Page 251, 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.

unimproved ( )
This is improved (X) property, known as 5601 Fairhaven Drive, Nashville, TN 37211
(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 7th day of August, 1996

William D. Meredith
WILLIAM D. MEREDITH

Georgia J. Meredith
GEORGIA J. MEREDITH

DCTN01WC

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 WILLIAM D. MEREDITH AND WIFE, GEORGIA J. MEREDITH

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 7th day of August 1996.

Commission expires July 24, 1999

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON CO., 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 _____

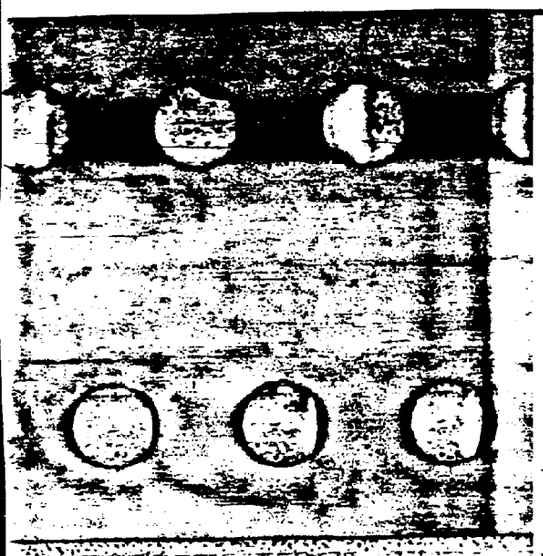
Notary Public

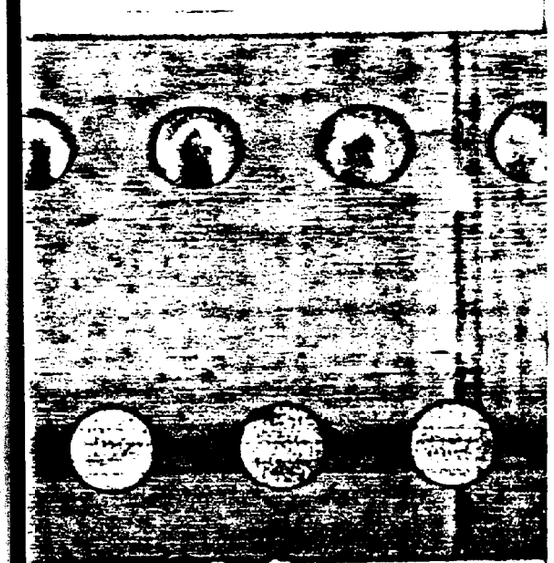
02131156
IDENTIF. ↑ REFERENCE

96 AUG -9 PM 12:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5525 08/09 0101 03CHECK 471.13

DCTN01WC





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

RECEIVED OF _____

FOR _____

BOOK 10152 PG 245

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
			MAMT	124900.00
			ERR CO	
			MAMT	124900.00-
			CAMT	124900.00
			CON TX	462.13
			PRFEE	1.00
			WDEED	8.00
			TOTAL	471.13
			CHECK	471.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/09/96 01 12:44 0001 5525

0213156
IDENTIF. ↑ REFERENCE

96 AUG -9 PM 12:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018123