BOOK 10153 PG 257

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: NOTARY PUELIC, BARTOW COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 12, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, P.C., 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra S. Spika (NAME)	FT Mortgage Companies dba First (NAME)	MAP 104-08-0-C
1613 Horton Avenue (ADDRESS)	P.O. Box 613136 (ADDRESS)	PARCEL 007.00 CO
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Jana M. Owens, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra S. Spika, 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:

Being a certain Condominium Apartment in Davidson county, Tennessee, Being Unit No. 7 on the plan of Peabody Square Condominiums, of record in Book 6250, page 177, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jana M. Owens, unmarried, by deed from Aberdeen Properties, Inc., of record in Book 6606, page 278, Register's Office for Davidson County, Tennessee.

IDENTIF. ↑ REFERENCE 0213506

96 AUG 12 AM 9:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1613 Horton Avenue, Nashville, Tennessee 37212
(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 7th day of August 19 96

Jana M. Owens

BOOK 10153 PG 258

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, BARTOW the undersigned, a Notary Public in and for said County and State, the within named Jana M. Owens

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 Gadersville GA, Tennessee, this 7th day of August, 19 96

Commission expires _____

NOTARY PUBLIC, BARTOW COUNTY, GEORGIA
MY COMMISSION EXPIRES OCTOBER 12, 199

_____
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 _____ 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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

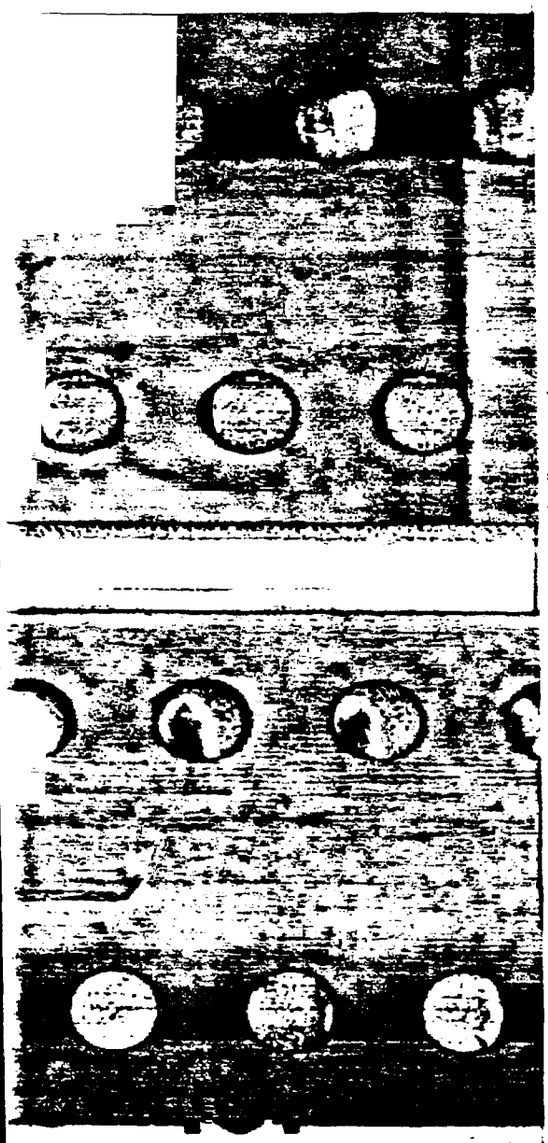
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 1996.

_____
Notary Public Ruth M. Foran
My Commission Expires: July 12, 1999

5924 08/12 0101 03CHECK 432.65



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

RECEIVED OF _____

FOR _____

BOOK 10153 PG 259

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	
				114500.00
			CON TX	423.65
			PRFEE	1.00
			WDEED	8.00
			TOTAL	432.65
			CHECK	432.65
08/12/96		01	09:59 0001	5924

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 13506
IDENTIF. ↑ REFERENCE

96 AUG 12 AM 9:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018515