THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Mail

STATE OF TENNESSEE) BOOK 10154 PG 478
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 54,000.00

Sabrina P. Williams
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 9th day of August 1996

Notary Public

My Commission Expires: 11.22.97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SABRINA P. WILLIAMS 3208 Ewingdale Drive Nashville, Tennessee 37207	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 50-13 PARCEL 49

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY FOUR THOUSAND AND NO/100---------- ($ 54,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, LARRY HARPER AND WIFE, ANNE HARPER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SABRINA P. WILLIAMS, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 67 on the Plan of Golden Valley Estates, Section 1, of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee.

SAID Lot No. 67 fronts 60.93 feet on the westerly margin of Ewingdale Drive and extends back 193.68 feet on the northerly line and 146.1 feet on the southerly line to a broken line in the rear, measuring 68.48 feet thereon.

BEING the same property conveyed to Larry Harper and wife, Anne Harper, by deed from John M. Jarrett and wife, Joyce M. Jarrett, of record in Book 6718, page 77, Register's Office for Davidson County, Tennessee.

96 AUG 13 AM 8:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

02 13900
IDENTIF. ↑ REFERENCE

This is improved property known as 3208 Ewingdale Drive, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Golden Valley Estates Sec. 1 of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 9th day of August, 19 96.

LARRY HARPER

ANNE HARPER

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 10154 PG 479

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 LARRY HARPER AND WIFE, ANNE HARPER, the bargainors, 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 this 9th day of August, 1996.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

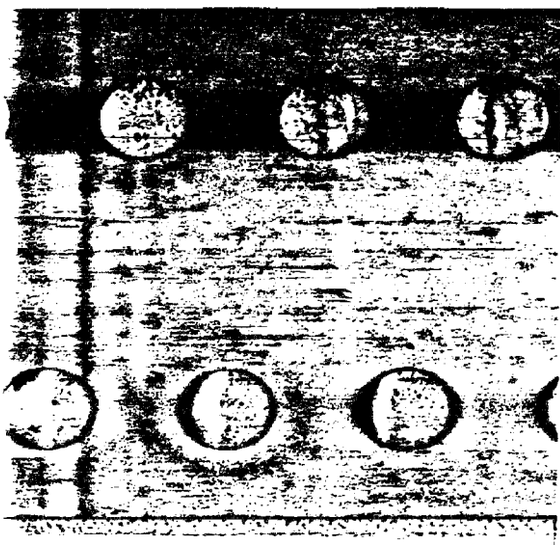
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____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

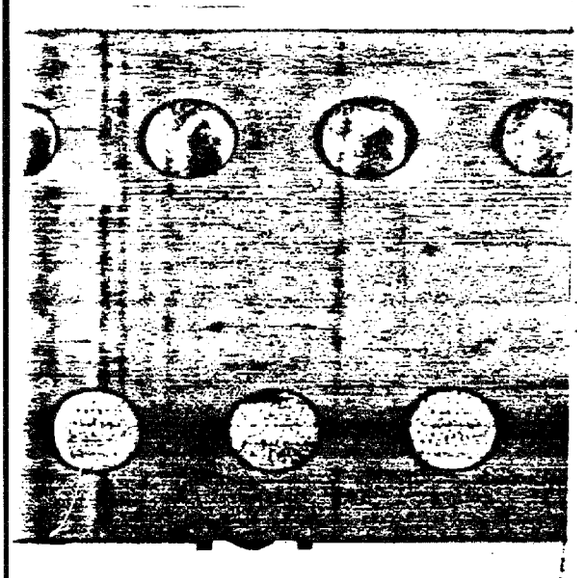
Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

5342 08/13 0101 03CHECK 208.80





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

RECEIVED OF _____

FOR _____

BOOK 10154 PG 480

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
				LAMT 54000.00
				CON TX 199.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 208.80
				CHECK 208.80
08/13/96	01			08:43 0001 6342

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0213900
IDENTIF. # REFERENCE

96 AUG 13 AM 8:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1018928