WARRANTY DEED

BOOK 10154 PG 637

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: 12/6/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie Ann McNeany (NAME)	FT Mortgage Companies d/b/a (NAME)	162-1F-42CO
425 Claircrest Drive (ADDRESS)	P.O. Box 146 (ADDRESS)	
Antioch, Tennessee 37013 (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, Leslie Michelle Luster Harris and Jack S. Luster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Connie Ann McNeany

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. 42 on the Plan of Clairmont, Phase 6, a Planned Unit Development, as of record in Book 7900, Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being that same property conveyed to Leslie Michelle Luster, unmarried and Jack S. Luster, a married person by deed from MCR Development Corp., a Tennessee Corporation of record in Book 9017, Page 392, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Steve Harris, husband of Leslie Michelle Luster Harris and Madeline Luster, wife of Jack S. Luster, both join into the execution of this instrument for the sole purpose of conveying and relinquishing all interests, if any, which they may have in the aforedescribed real property by virtue of their marriages.

unimproved ( )
This is improved (X) property, known as 425 Claircrest Drive, 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 12th day of August 19 96

Leslie Michelle Luster Harris

Steve Harris

Jack S. Luster

Madeline Luster

BOOK 10154 PG 638

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie Michelle Luster Harris and Jack S. Luster and Steve Harris and Madeline Luster

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 12th day of August 19 96.

Commission expires 2-14-98

W. Brad Lehman
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_____.

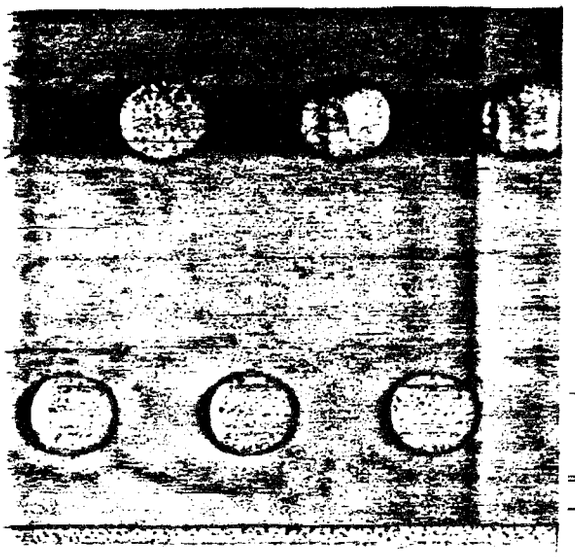
My commission expires _____

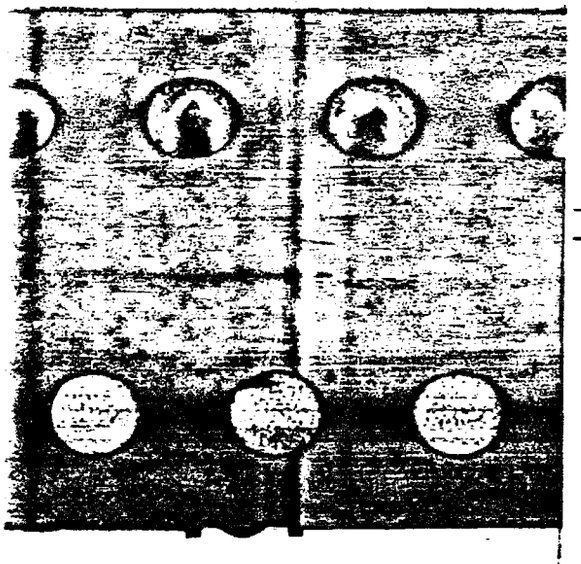
_____
Notary Public

02139S1
IDENTIF. ↑ REFERENCE

96 AUG 13 AM 9:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6396 08/13 0101 03CHECK 316.10





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

RECEIVED OF _____

FOR _____

BOOK 10154 PG 639

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 83000.00
				CON TX 37.10
				ERR CO
				CON TX 37.10-
				CON TX 307.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 316.10
				CHECK 316.10
			08/13/96 01	09:22 0001 6396

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0213951
IDENTIF. # REFERENCE

96 AUG 13 AM 9:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018982