BOOK 10157 PG 352

WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 20, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Affiant Richard Le Besnerais

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Le Besnerais (NAME)	FT Mortgage Companies, dba First (NAME)	MAP 137-03-0
1717 Warfield Dr. (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 175
Nashville, TN 37215 (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, H. Earl Webber, III and Charles David Webber and Shirley Ann Arrendale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Le Besnerais and wife, Amelie Le Besnerais

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. 31 on the Plan of Neill Hunt's Subdivision, as of record in Book 974, Page 19, Register's Office of Davidson County, Tennessee. Said Lot No. 31 fronts 75.15 feet on the southerly side of Warfield Avenue and runs back between parallel lines 225 to a dead line.

Being the same property conveyed to H. Earl Webber, III and Charles David Webber and Shirley Ann Arrendale by deed from Shirley Ann Arrendale, Administratrix of the estate of Margaret Charline Webber of record in Book 7628, page 469, Register's Office, Davidson County, Tennessee.

Shirley Ann Arrendale executed this instrument on behalf of H. Earl Webber, III and Charles David Webber, pursuant to a Power of Attorney which is being placed of record currently herewith.

96 AUG 15 AM 10:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

02147 98
IDENTIF. ↑ REFERENCE

unimproved ( )
This is improved (X) property, known as 1717 Warfield Dr., Nashville, TN 37215
(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

H. Earl Webber, III H. Earl Webber III
By: Shirley Webber Arrendale, Att'y-in-fact / Shirley Ann Arrendale
Shirley Webber Arrendale, Attorney-in-fact Shirley Ann Arrendale
Char s Davi Webber, Charles David Webber

BOOK 10157 PG 353

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
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 DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Ann Arrendale with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of H. Earl Webber, III and Charles David Webber as their Attorney in Fact as the free act and deed of the within named H. Earl Webber, III and Charles David Webber.

Witness my hand and official seal at Nashville, Tennessee, July 31, 1996.

_____
Notary Public

STEVEN E. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 20, 1996

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 Shirley Ann Arrendale, the bargainor(s), 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 Nashville, Tennessee, this 31st day of July, 1996.

_____
Notary Public

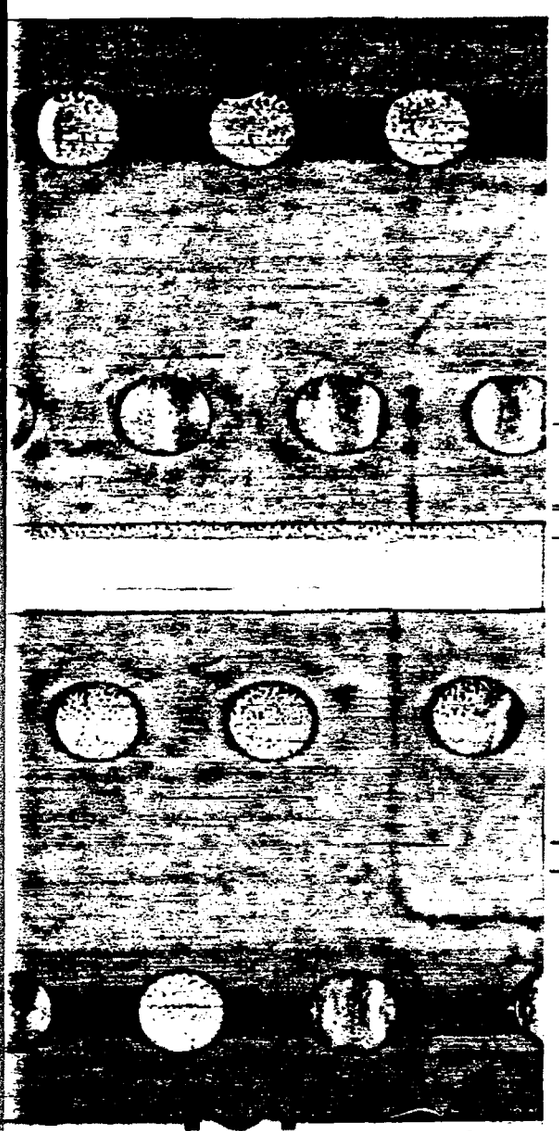
My Commission Expires:_____

STEVEN E. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 20, 1996

7324 08/15 0101 03CHECK

519.



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

RECEIVED OF _____

FOR _____

BOOK 10157 PG 354

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 138000.00
				CON TX 510.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 519.60
				CHECK 519.60
08/15/96	01			10:21 0001 7324

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 14798
IDENTIF. ↑ REFERENCE

96 AUG 15 AM 10: 19
FELIX Z. WILSON JJ REGISTER
DAVIDSON COUNTY, TN.

No. 1019894