RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102 Nashville, TN 37215

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10159 PG 478
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 54,500.00
Venson Dewayne Clemmons
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF August 19 96
Mitchell A Watts
Notary Public
MY COMMISSION EXPIRES: 11-22-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Venson Dewayne Clemmons (NAME)	FT Mortgage Companies (NAME)	MAP 61-15
1127 Ardee Avenue (ADDRESS)	P. O. Box 146 (ADDRESS)	PARCEL 94
Nashville, TN 37216 (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, Bruce Kent Dretchen and wife, Lisa K. Dretchen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Venson Dewayne Clemmons

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. 12 of Block "C" on the Plan of Resubdivision of SUNNYMEADE UNIT NO. 1, Subdivision of SUNNYMEADE UNIT NO. 2, of record in Book 974, Pages 56 & 57, 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 Bruce Kent Dretchen, Unmarried by deed from James W. White, Jr. and wife, Debra D. White, of record in Book 7167, Page 806, Register's Office for said County. The said Bruce Kent Dretchen having since married.

Lisa K. Dretchen joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property, marital or otherwise.

96 AUG 19 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 02154 74

unimproved ( )
This is improved (X) property, known as 1127 Ardee Avenue, Nashville, TN 37216
(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 15th day of August 19 96

Bruce Kent Dretchen
Bruce Kent Dretchen

Lisa K. Dretchen
Lisa K. Dretchen

BOOK 10159 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 Lisa K. Dretchen

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 Goodlettsville, Tennessee, this 15th day of August, 1996.

Commission expires 11/28/98

Notary Public

MICHAEL T. MOSS NOTARY PUBLIC TENNESSEE

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 Bruce Kent Dretchen, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

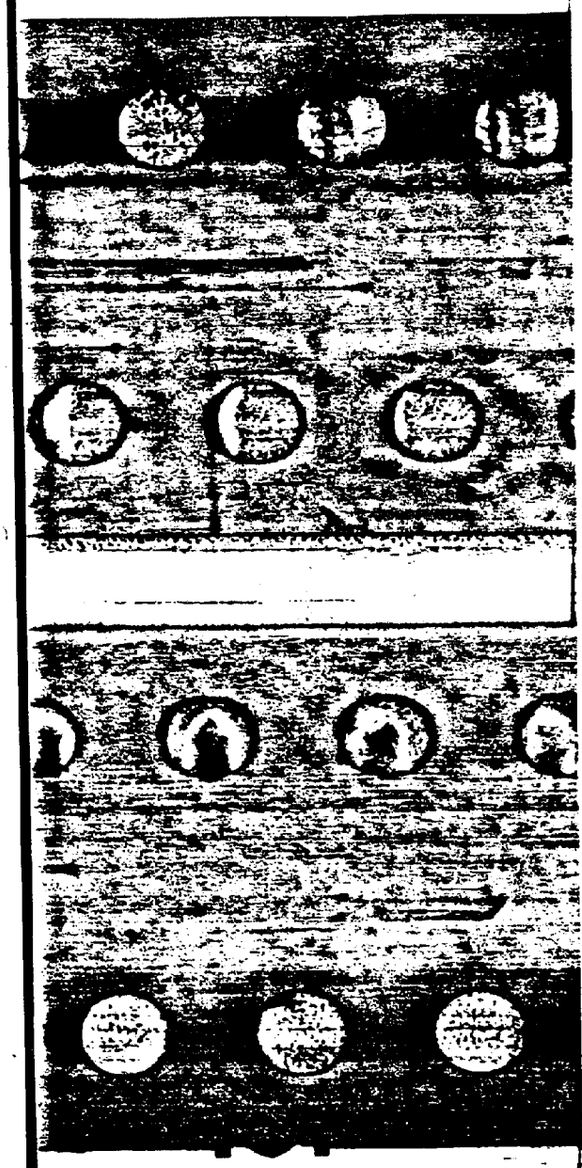
Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 1996.

Commission Expires: 11/22/97

Notary Public

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

8052 08/19 0101 03CHECK 210



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

RECEIVED OF _____

FOR _____

BOOK 10159 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
				CAMT 54500-00
				CON TX 201-65
				PRFEE 1-00
				MDEED 8-00
				TOTAL 210-65
				CHECK 210-65
			08/19/96 01	09:13 0001 8052

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0215474
IDENTIF. ← REFERENCE

96 AUG 19 AM 9:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020614