BOOK 10160 PG 333

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 234,000.00

Douglas M. Eley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: 5-16-99
(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
Douglas M. Eley (NAME)	FT Mortgage Companies d/b/a (NAME)	171-8A-61CO
100 Cotton Gin Court (ADDRESS)	111 Westwood Place, Suite 109 (ADDRESS)	
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (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, Steven A. Patten and wife, Karyl C. Patten

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas M. Eley and wife, Patricia A. Eley

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. 61 on the Plan of Cottonport Plantation, Phase III, of record in Book 6900, page 951, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Steven A. Patten and wife, Karyl C. Patten by deed from Daniel J. Van Herweg and wife, Michele L. Van Herweg of record in Book 9502, page 414, Register's Office for Davidson County, Tennessee.

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.

unimproved ( )
This is improved (X) property, known as 100 Cotton Gin Court, Brentwood, Tennessee 37027
(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 16th day of August 19 96

Steven A. Patten

Karyl C. Patten

BOOK 10160 PG 334

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 Steven A. Patten and wife, Karyl C. Patten

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 16th day of August, 19 96.

Commission expires 12/16/99

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_____.

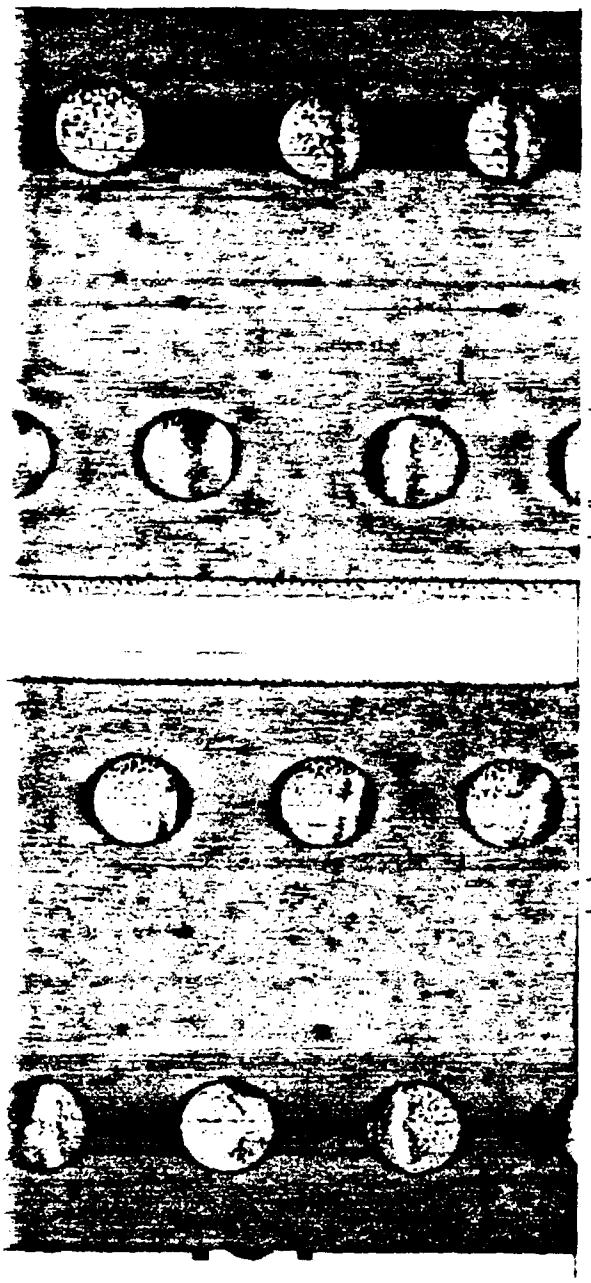
My commission expires _____

Notary Public

02 15772
IDENTIF. & REFERENCE

96 AUG 19 PM 1:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8353 08/19 0101 03CHECK
874.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10160 PG 335

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	
				234000.00
			CON TX	865.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	874.80
			CHECK	874.80
08/19/96	01	13:11	0001	8353

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02155772
IDENTIF. ↑ REFERENCE

96 AUG 19 PM 1:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 1020912