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WARRANTY DEED

BOOK 10161 PG 678

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Barbara L. McKee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 19 96

Notary Public

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

NOTARY PUBLIC AT LARGE

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
Denise Deutsch (NAME)	First Nationwide Mortgage (NAME)	171-2A-121
266 Glenstone Circle (ADDRESS)	5280 Corporate Drive (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Frederick, MD 21701 (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, Terri Marie Bolden and Robert A. Bolden and Janette C. Bolden, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Denise Deutsch

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 Unit No. 121 on the Plan of Brentwood Villa, Phase 3B as of record in Plat Book 6900, page 4 and amended in Book 6900, page 329, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terri Marie Bolden and Robert A. Bolden by deed from Kendall L. Bolden, unmarried, of record in Book 9965, page 531, 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.

Upon oath, Terri Marie Bolden warrants, covenants and certifies that she is an unmarried person.
This conveyance is further subject to a lien of a Deed of Trust of record in Book 9965, Page 536 in the records of the aforesaid Register's Office which the Grantee further assumes and agrees to pay by accepting delivery hereof. The Grantors hereby transfer to the Grantee all right, title and interest in and to that certain escrow account held on deposit by Holder of the indebtedness secured by the aforesaid Deed of Trust of record.

unimproved ( )
This is improved (X) property, known as 266 Glenstone Circle, Brentwood, TN 37027 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Janette C. Bolden joins into the execution of this instrument for the sole purpose of coveying all interest, if any, which she may have in the subject property by virtue of her* marriage.

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

Terri Marie Bolden by her attorney in fact Janette C. Bolden
Terri Marie Bolden

Janette C. Bolden

Robert A. Bolden

Janette C. Bolden

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 15th day of August 19 96.

Commission expires 3/6/99

Brenda R Johnson
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

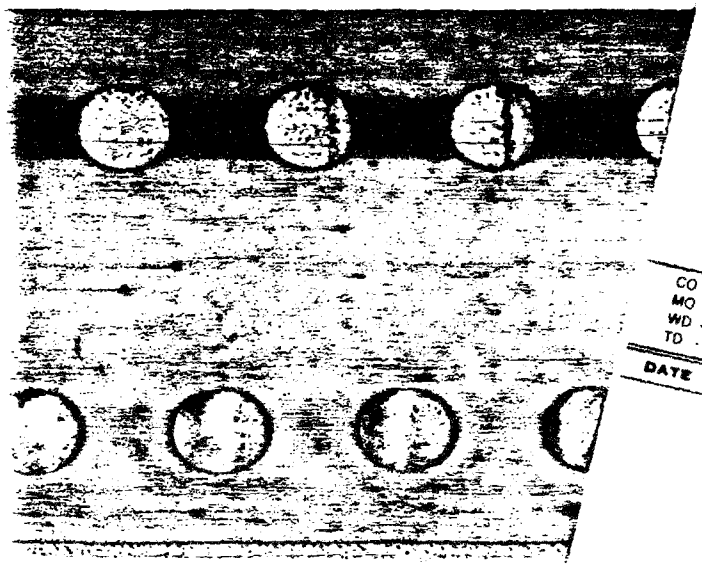
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

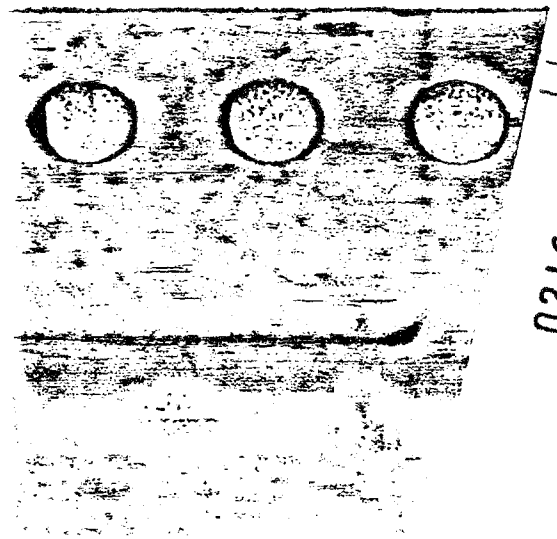
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janette C. Bolden, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Terri Marie Bolden, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Terri Marie Bolden. WITNESS my hand and official seal at Brentwood, Tennessee, August 15, 1996.

Brenda R Johnson
Notary Public

My Commission Expires: 3/6/99

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

RECEIVED OF _____

FOR _____

BOOK 10161 PG 680

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	CAMT	TOTAL PAID
				119000.00	
			CON TX		440.30
			PRFEE		1.00
			WDEED		8.00
08/20/96	01		TOTAL		449.30
			CHECK		449.30
			12:05	0001	8896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02216274
IDENTIF. # REFERENCE

96 AUG 20 PM 12:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 102