BOOK 10200 PG 639

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 149,900.00

Janie C. Porter
Affiant

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

Subscribed and sworn to before me, this 20th day of September 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JANIE C. PORTER 1208 Calvin Avenue Nashville, Tennessee 37206	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 83-5 PARCEL 317

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND NO/100---------- ($ 149,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , RAYMOND J. THOMAS AND WIFE, NANCYE H. THOMAS hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto JANIE C. PORTER, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 44 on the Plan of F.O. Beasley's Subdivision of Block "C" in Douglas Place, East Nashville, as of record in Book 2, page 66 of the Chancery Court of Nashville, Tennessee.

SAID Lot No. 44 fronts 50.0 feet on the south side of Calvin Avenue and runs back between parallel lines 170.0 feet to an alley.

BEING the same property conveyed to Raymond J. Thomas and wife, Nancye H. Thomas, by deed from Alan Lewis and Douglas K. Hamilton, both unmarried men, of record in Book 9923, page 814, Register's Office for Davidson County, Tennessee.

02284 73 IDENTIF. ↑ REFERENCE

95 SEP 24 AM 10:16 FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN.

This is improved property known as 1208 Calvin Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, her heirs and assigns, forever.

GRANTOR s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha ve good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of F.O. Beasley's S/D of Blk "C" in Douglas Place of record in Book 2 , page 66 , Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 20th day of September, 19 96.

Raymond J. Thomas
RAYMOND J. THOMAS

Nancye H. Thomas
NANCYE H. THOMAS

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

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 RAYMOND J. THOMAS AND WIFE, NANCYE H. THOMAS, 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 this 20th day of September, 19 96.

Mitchell A. Watts
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

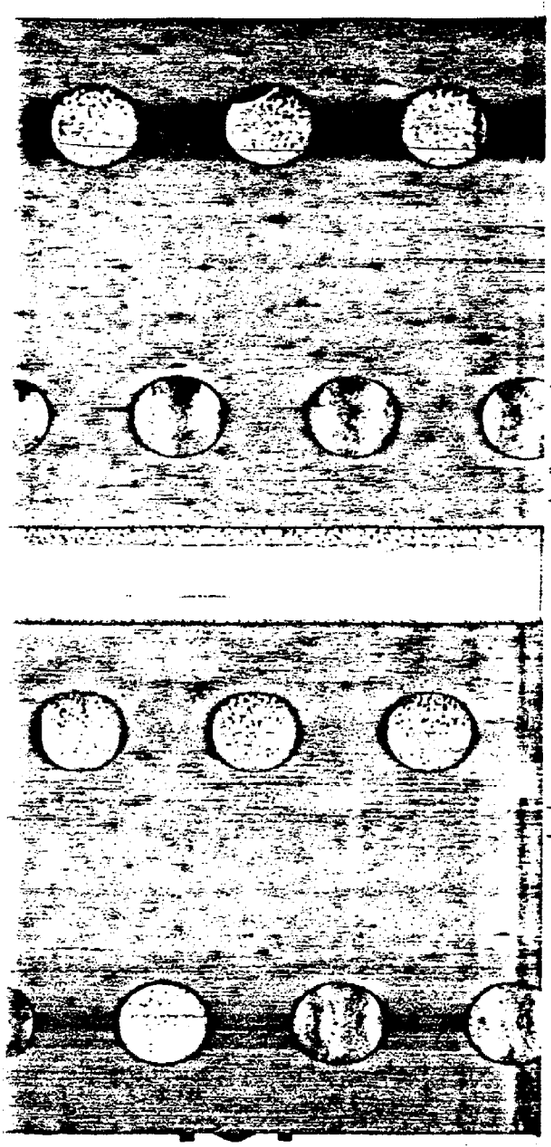
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

1942 09/24 0101 03CHECK 563.63



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

RECEIVED OF _____

FOR _____

BOOK 10200 PG 641

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 149900.00
				CON TX 554.63
				PRFEE 1.00
				WDEED 8.00
				TOTAL 563.63
				CHECK 563.63
			09/24/96 01	10:18 0001 1942

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0228473
IDENTIF. ↑ REFERENCE

96 SEP 24 AM 10: 16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034350