BOOK 10209 PG 894

BOX 52

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 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
Frank R. Courreges (NAME)	First Trust Mortgage Company (NAME)	132-9-107
894 Battery Lane (ADDRESS)	P.O. Box 17257 (ADDRESS)	
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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, Fred L. Sharp and wife, Patricia Sharp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank R. Courreges and Anne D. Courreges

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 A of Herman E. Brown Property, not of record, which Lot A is more specifically described as follows:

Beginning at a point in Battery Lane, the South West corner of Lot B of the Herman E. Brown Property, (north side of Battery Lane), thence north with the west boundary line of said Lot B 686.79 feet, thence west 100 feet to a point, the north west corner of Lot A, thence south 696.5 feet to a point in north side of Battery Lane, thence east with the margin of Battery Lane 100 feet to the point of beginning.

The above parcel of land also being the westerly 100 feet of Lot No. 21 on the Plat of Oak Hill Sub-Division # 1, as of record in Book 547, page 49, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fred L. Sharp by deed from Maryadell Crisman Brown, an unmarried person, of record in Book 9586, page 605, 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)

CONTINUED

unimproved ( )
This is improved (X) property, known as 894 Battery Lane, Nashville, Tennessee 37220
(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 my hand this 30th day of September 19 96

Fred L Sharp

Fred L. Sharp

Patricia Sharp

Patricia Sharp

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 Fred L. Sharp and wife, Patricia Sharp

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of September 19 96

Commission expires 2-14-98

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

LEGAL DESCRIPTION CONTINUED

All applicable governmental and zoning regulations.

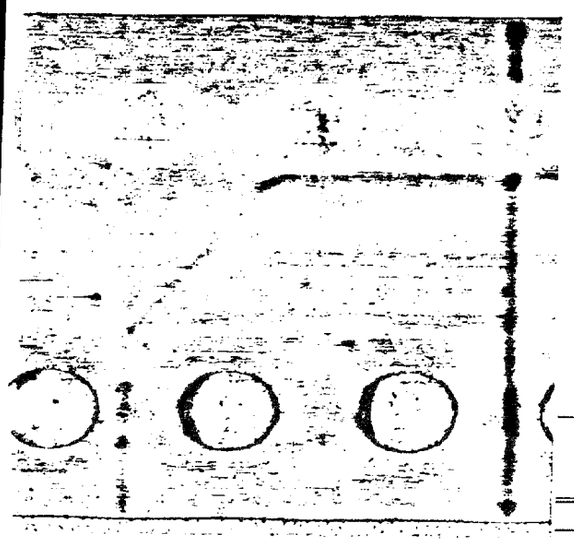
Patricia Sharp, wife of Fred L. Sharp, joins into the execution of this instrument for the sole purpose of conveying all, if any, interests which she may have in the aforedescribed real property by virtue of her marriage.

0231467
IDENTIFICATION REFERENCE

96 OCT -1 PM 2:02

RECORDED

$74.00 10/01 2:01 CHECK 543.55



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

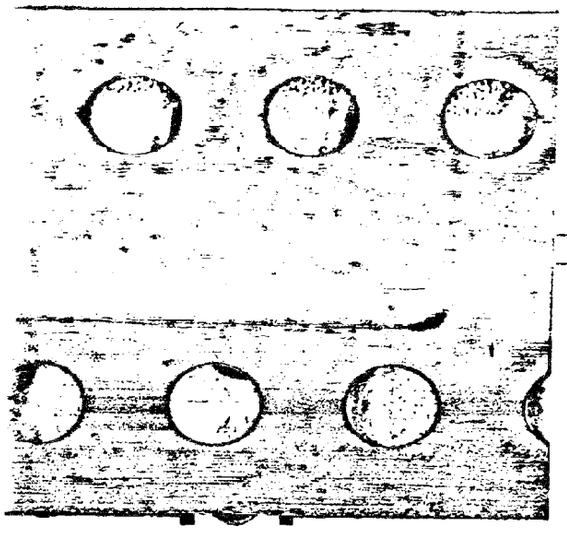
RECEIVED OF _____

FOR _____

BOOK 10209 PG 896

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	144500.00
CON TX	534.65
PRFEE	1.00
WDEED	8.00
TOTAL	543.65
CHECK	543.65

10/01/96 01 14:05 0001 5074

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0231467
IDENTIF. & REFERENCE

96 OCT -1 PM 2:02

REGISTER
DAVIDSON COUNTY, TENN.

Nº 1072163

No. [redacted]