BOOK 10234 PG 59

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: 3/6/99
(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
Kelly A. Chesnut (NAME)	FT Mortgage Companies d/b/a (NAME)	161-14B-106CO
106 Highland Villa Drive (ADDRESS)	2974 LBJ Freeway, Suite 200 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Dallas, Texas 752234 (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, Stephen A. Cotthoff and wife, DeAnne L. Cotthoff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelly A. Chesnut

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 106 on the plan of condominium site of Highland Villa, of record in Book 6200, Page 473, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being that same property conveyed to Stephen A. Cotthoff and wife, DeAnne L. Cotthoff by deed from James D. Markham and wife, Dian Markham of record in Book 8822, Page 194, 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.

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.
96 OCT 23 AM 9:14

0239024
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 106 Highland Villa Drive, Nashville, Tennessee 37211
(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 18th day of October 19 96

Stephen A. Cotthoff by his attorney in fact DeAnne L. Cotthoff
Stephen A. Cotthoff

DeAnne L. Cotthoff
DeAnne L. Cotthoff

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 ~~Stephen A. Cotthoff and wife~~ DeAnne L. Cotthoff

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 18th day of October 19 96.

Commission expires 3/6/99

Brenda L Lehman
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

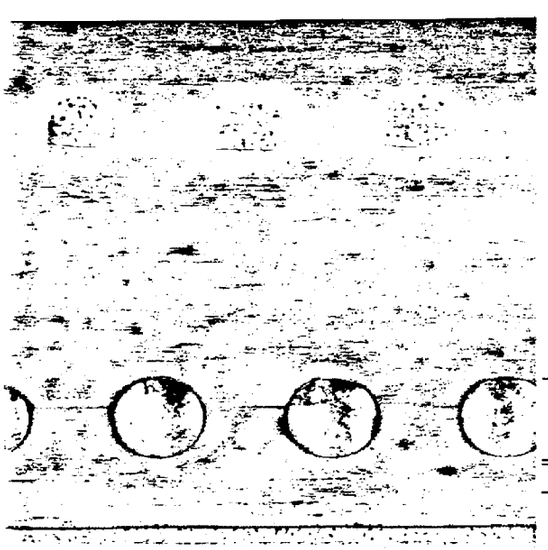
3161 10/23 0101 03CHECK 423.40

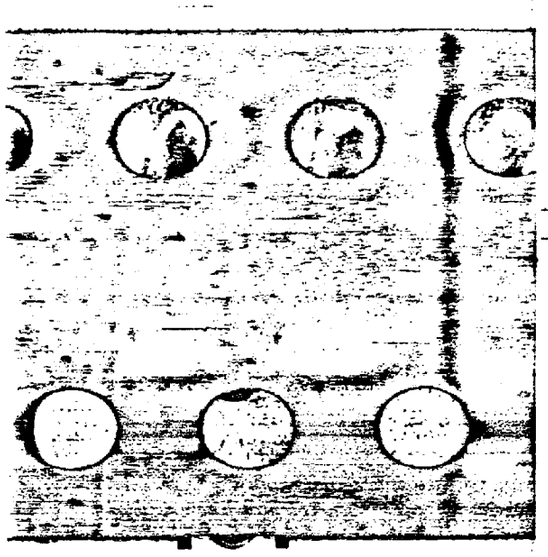
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of October, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DeAnne L. Cotthoff to me known to be the person who executed the foregoing instrument in behalf of Stephen A. Cotthoff, and acknowledged that she executed the same as the free act and deed of the said Stephen A. Cotthoff. Witness my hand and official seal at office this 18th day of October, 1996.

My Commission Expires:
3/6/99

Brenda L Lehman
Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 10234 PG 61

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	
	112000.00
CON TX	414.40
PRFEE	1.00
WDEED	8.00
TOTAL	423.40
CHECK	423.40

10/23/96 01 09:14 0001 3161

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239024
IDENTIF. # REFERENCE

96 OCT 23 AM 9:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Nº 1080142

No [redacted]