File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 10257 PG 225

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

#14268

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
LETICIA RHODES (NAME)	MORTGAGESOUTH CORPORATION (NAME)	149-1-B
4740 Billingsgate Road (STREET ADDRESS OR ROUTE NUMBER)	104 Woodmont Boulevard, Ste. 402 (STREET ADDRESS)	74
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	2DX7576

FOR AND IN 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, DONALD A. KOCH AND WIFE, LESLIE E. KOCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LETICIA RHODES, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 265 on the Plan of Phase III Piccadilly Square, as of record in Plat Book 6250, pages 892 thru 894, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Donald A. Koch and wife, Leslie E. Koch by limited warranty deed from Resolution Trust Corporation of record in Book 8233, page 865, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and paid by the Grantor; (2) Restrictions of record in Book 6236, page 683, amended in Book 6295, pages 506, 520, 534, 548, 556, 564, 572, 580, 588, 596 and 602, Book 6300, pages 409, 423, 431 and 439, rerecorded in Book 6306, page 833, Book 6496, pages 100, 107 and 114, Book 6518, pages 184 and 190, clarified in Book 6830, page 739; (3) Dedication of common area of record in Book 6236, page 680, corrected in Book 6295, page 503, additional conveyance in Book 6496, page 99, and Book 7778, page 366; (4) Charter of record in Book 7288, page 963; (5) Easements of record in Book 6186, page 238, Book 6251, page 616, Book 6530, pages 819 and 823, Book 6846, pages 606 and 653, Book 7883, page 280, Book 6298, page 491; (6) Agreement of record in Book 6782, page 518; and (7) All matters appearing on the Plan of record in Plat Book 6250, pages 892 thru 894, said Register's Office.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
96 NOV 12 PM 1:18

IDENTIF. & REFERENCE
02145894

unimproved ( )
This is improved (XX) property, known as 4740 Billingsgate Road, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation has caused its name to be signed hereto by its duly authorized officer) on this 7th day of November, 19 96

DONALD A. KOCH

LESLIE E. KOCH

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD A. KOCH AND WIFE, LESLIE E. KOCH with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 7th day of November, 19 96

My commission expires 9/23/2001 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 19 96

MY COMMISSION EXPIRES: 9/23/2001
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

DONALD A. KOCH AND WIFE, LESLIE E. KOCH

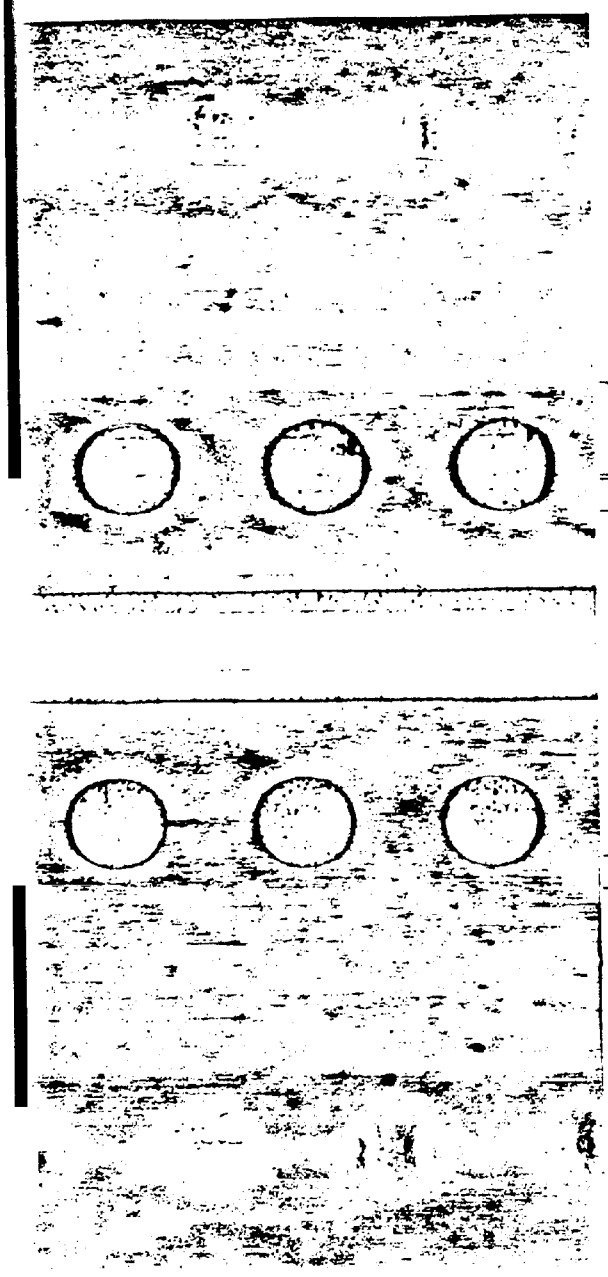
TO

LETICIA RHODES

0565 11/12 0101 03CHECK 478.00

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10257 PG 227

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

[illegible].00
[illegible] 469.90
[illegible] 1.00
[illegible] 3.00
[illegible] 473.90
CHECK 473.90

11/12/96 01 13:18 0001 0565

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0245894
IDENTIF. ↑ REFERENCE

96 NOV 12 PM 1:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1087460