505

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 10258 PG 268

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00
Diana Rich
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 96
Notary Public
MY COMMISSION EXPIRES: 7-5-99
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diana Rich (NAME)	FT Mortgage Companies d/b/a (NAME)	119-5-19
311 Peachtree Street (ADDRESS)	P. O. Box 613136 (ADDRESS)	
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Richard E. Robinson, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Diana Rich and Mark V. Duren

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 the easterly 100 feet of Lot No. 1 of Block No. 28 on the Map of the re-subdivision of a part of Cumberland Nurseries, as of record in Book 161, page 166, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 1 fronts 100 feet on the southerly side of Peachtree Street, and runs back between parallel lines 248 feet to a dead line in the rear.

BEING the same property conveyed to Richard E. Robinson, unmarried, by Quitclaim Deed from Lynne E. Robinson, of record in Book 9845, page 451, Register's Office for Davidson County, Tennessee.

0246249
IDENTIF. ↑ REFERENCE

96 NOV 13 PM 2:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0938 11/13 0101 03CHECK 371.60

unimproved ( )
This is improved (X) property, known as 311 Peachtree Street, Nashville, Tennessee 37210
(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 31st day of October 19 96

Richard E. Robinson

BK/VOL 10253 PG 269

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 Richard E. Robinson, an unmarried person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 19 96.

Commission expires 5-7-99

Notary Public

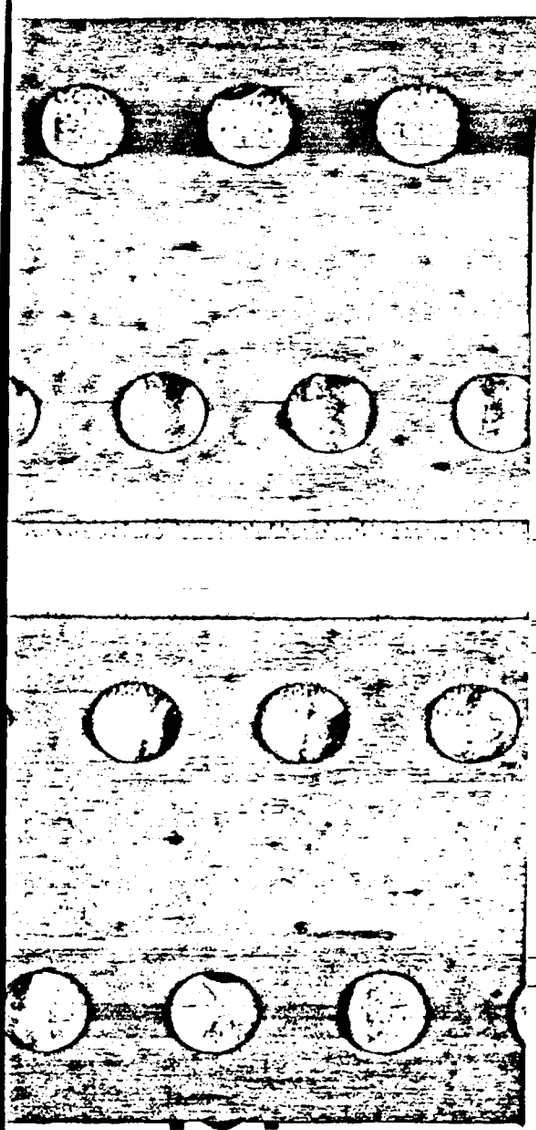
STATE OF TENNESSEE
COUNTY OF

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



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

RECEIVED OF _____

FOR _____

BOOK 10258 PG 270

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	98000.00
			CON TX	362.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	371.60
			CHECK	371.60
11/13/96	01		14:29 0001	0938

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246249
IDENTIF. ↑ REFERENCE

96 NOV 13 PM 2:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1087830