BK/10258PG537

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

Valerie M. Hapchuck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: April 25, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, P.C., 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie M. Hapchuck (NAME)	FT Mortgage Companies d/b/a (NAME)	MAP 75
920 Rachels Place (ADDRESS)	P.O. Box 146 (ADDRESS)	GROUP 11
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	PARCEL 249

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, James L. Tannehill, Jr., an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Valerie M. Hapchuck , unmarried

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:

Being Lot No. 73B, Zone Lot Drivision, of Lots Nos.49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77 and 79, Rachel's Square Section Two, of record in Plat Book 6250, Page 541, amending Plat Book 5200, Pages 623, 624, and 625, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James L. Tannehill, Jr., an unmarried person by deed from Donald E. Collins, Jr. and wife, Kelly F.Collins of record in Book 9710, Page 952, Register's Office for Davidson County, Tennessee.

Subject to the general note on plat of record in Book 6250, Pages 538 thru 543, Register's Office for Davidson County, Tennessee.
Subject to Charter of record in Book 6683, Page 576 and Book 8030, Page 759, By-Laws of record in Book 6619, Page 782, and Restrictions of record in Book 6455, Page 135, said Register's Office.
Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 6619, Page 777 and amended in Book 8030, Page 757, said Register's Office.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing

CONTINUED

This is improved (X) unimproved ( ) property, known as 920 Rachels Place, Hermitage, Tennessee 37076
(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 6th day of November 19 96

James L. Tannehill, Jr.

LEGAL DESCRIPTION CONTINUATION

BOOK 10258 PG 538

mortgage held by Sunbelt National Mortgage Corporation of record in Book 9710, Page 955, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).
This is the same description as in previous deed of record.
This conveyance is subject to setback lines and recorded easements of record in Book 6250, Pages 538 thru 543, said Register's Office.

0246331
IDENTIF. ↑ REFERENCE

96 NOV 14 AM 8:18

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF WILSON

BOOK 1025 PG 539

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Tannehill, Jr., 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 Mt. Juliet, Tennessee, this 6th day of November 19 96

Commission expires April 25, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

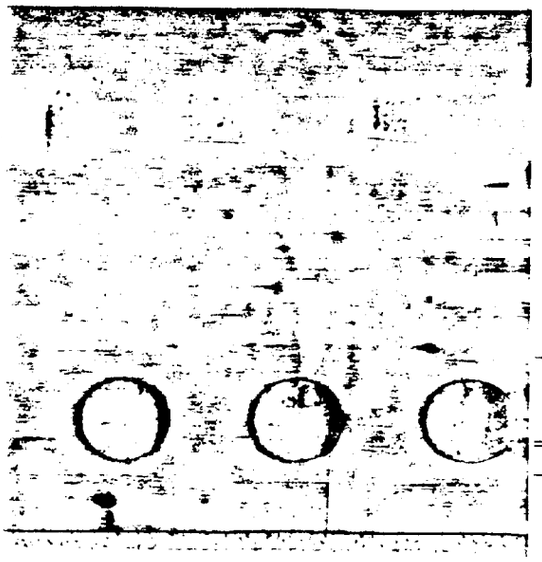
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that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

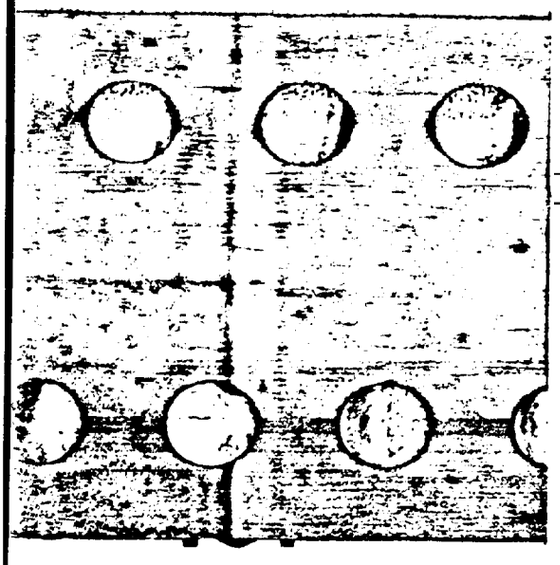
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

1041 11/14 0101 03CHECK 221-75





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10253 PG 540

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
				MAMT 57500.00
				MOR TX 212.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 221.75
				CHECK 221.75
				VOID
11/14/96	01			08:21 0001 1041
				MAMT 57500.00
				CAMT 57500.00
				VOID
				MOR TX 212.75
				CON TX 212.75
				TOTAL 0.00
				CHECK 0.00
11/14/96	01			08:22 0001 1042

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246331
IDENTIF. ↑ REFERENCE

96 NOV 14 AM 8:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1087930