THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BOOK 10267 PG 389

The actual consideration or value, whichever is greater, for this transfer is $ 44,000.00

Candida Parsons
Affiant

Subscribed and sworn to before me, this 20th day of November 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CANDIDA C. PARSONS 3033 Casa Drive Nashville, Tennessee 37214	FT Mortgage Companies dba First P.O. Box 146 Memphis, Tennessee 38101	MAP 108-3 PARCEL 89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY FOUR THOUSAND AND NO/100---------- ---------- ($ 44,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, ___, RENTAL GROUP, LTD, a partnership hereinafter called the Grantor has bargained and sold, and by these presents do transfer and convey unto CANDIDA C. PARSONS, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 44-B, Zone Lot Division, Lots 42-48 and 102-107, Section Five, Patio Villa, of record in Book 5800, page 335, amended Book 5200, page 686, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Rental Group, Ltd. by deed from October, Inc., of record in Book 6431, page 331, Register's Office for Davidson County, Tennessee.

0249023
IDENTIF. & REFERENCE

96 NOV 22 AM 8:53
FELIX A. ROSSBACH REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 3033 Casa Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, her heirs and assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that it is lawfully seized and possessed of said land in fee simple, ha_s_ good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Zone Lot Plan of Patio Village Section 5 of record in Book 5200, page 686, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds__ its successors and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 20th day of November, 19 96.

RENTAL GROUP, LTD., a partnership

Don R. Henderson

BOOK 10267 PG 390

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 _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____, 19 ____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ Don R. Henderson _____ and _____ with whom I am personally acquainted and who upon his oath acknowledged himself to be the partner and _____ respectively of the Rental Group, LTD. _____, the within named bargainor, * and that he as such partner and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the * by the said Don R. Henderson as such partner, and attesting the same by the said _____ as such _____.

*partnership

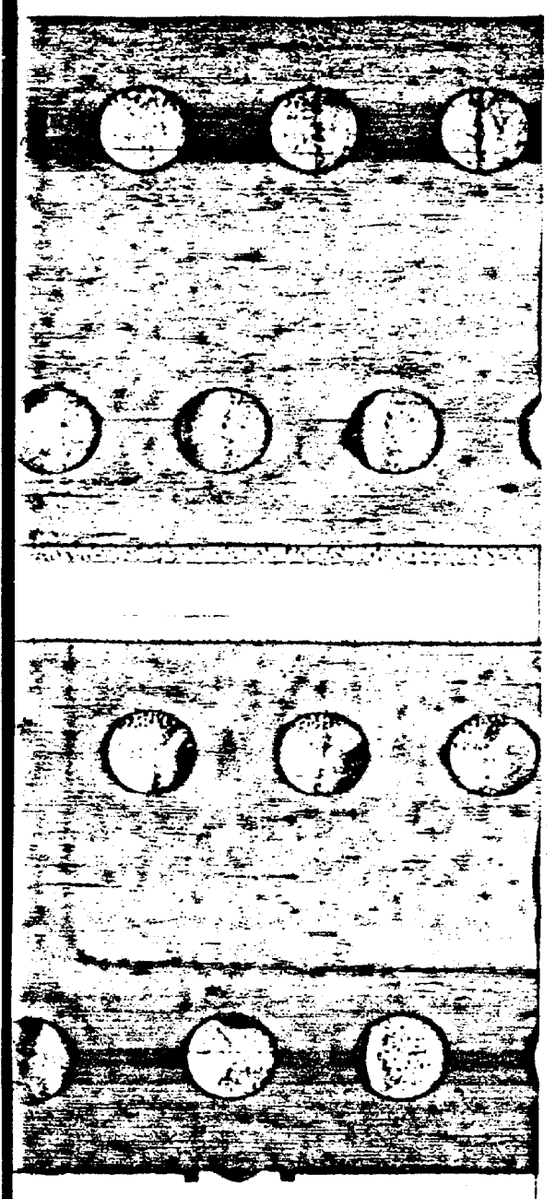
Witness my hand and official seal this 20th day of November, 19 96.

My Commission Expires: November 22, 1997

Notary Public

MITCHELL A. MATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

8091 11/22 0101 03CHECK 171.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10267 PG 391

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 44000.00
CON TX 162.80
PRFEE 1.00
WDEED 8.00
TOTAL 171.80
CHECK 171.80

11/22/96 01 08:52 0001 8091

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0249023
IDENTIF. ↑ REFERENCE

96 NOV 22 AM 8:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1090793