WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 23, 2000

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall C. Wise (NAME)	Franklin American Mortgage (NAME)	160-10-A-8.00CO
101 Heather Way (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	6DU-83182
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, J. Penn Krause, Jr. and wife, Elizabeth W. Krause

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall C. Wise, 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:

Land in Davidson County, Tennessee, BEING Lot No. 8 on the Plan of Heatherwood, of record in Book 9258, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to J. Penn Krause, Jr. and wife, Elizabeth W. Krause, by deed from Jeffrey Ann Dykes and wife, Kimberly Renee Dykes, of record in Book 9258, page 103, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1996 have been prorated and payment thereof is expressly assumed by the herein Grantor; Declaration of covenants, conditions, and restrictions of record in Book 7839, page 27; Plan of record in Book 6900, page 897; Quitclaim Deed for Open Space conveyed to Heatherwood Community Association of record in Book 8489, page 670; Easement for sanitary sewers and/or storm drainage purposes of record in Book 8510, page 816; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 101 Heather Way, Brentwood, TN 37027
(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 22nd day of November, 19 96

J. Penn Krause, Jr.

Elizabeth W. Krause

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10269 PG 87

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Penn Krause, Jr. and wife, Elizabeth W. Krause

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 19th day of November 19 96.

Commission expires 9/23/2000

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 23, 2000

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

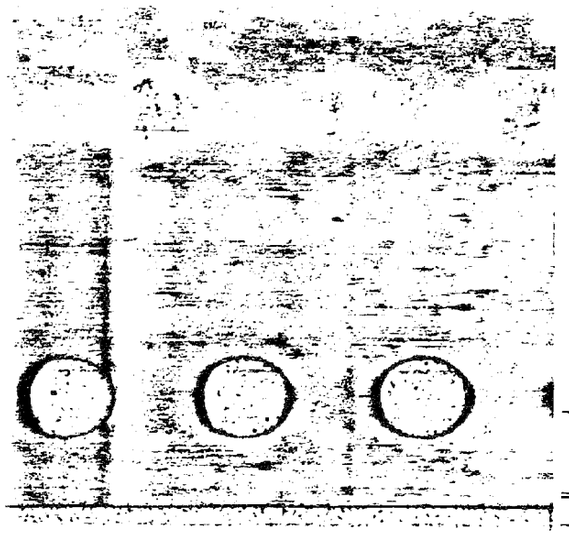
024600
IDENTIF. ↑ REFERENCE

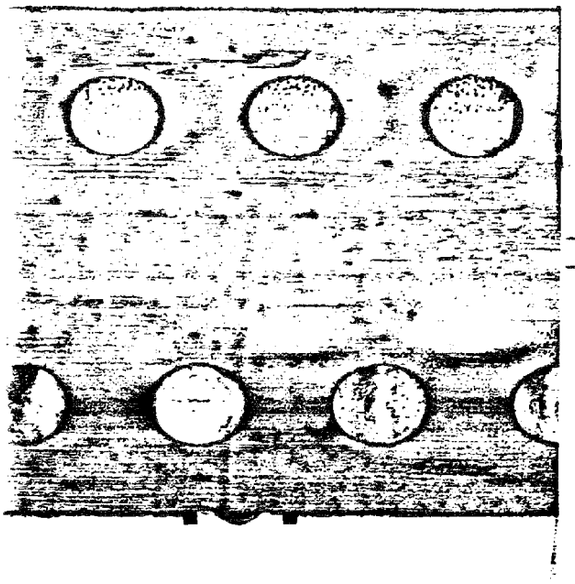
96 NOV 25 AM 9:23

REGISTER
DAVIDSON COUNTY, TN.

MAIL EW.

8718 11/25 0101 03CHECK 852.60





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

RECEIVED OF _____

FOR _____

BOOK 10269 PG 88

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	228000.00
			CON TX	843.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	852.60
			CHECK	852.60
11/25/96	01		09:24 0001	8718

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0249600 IDENTIF. & REFERENCE

96 NOV 25 AM 9:23

FELIX Z. WILSON, REGIS
DAVIDSON COUNTY, TN

No. 1091411