WARRANTY DEED

STATE OF TENNESSEE BOOK 10270 PG 791
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

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
Shawn M. Hart (NAME)	FT Mortgage Companies d/b/a Sunbelt National Mortgage (NAME)	96-9-102
2726 McKeige Drive (ADDRESS)	111 Westwood Place, Suite 109 (ADDRESS)	3DZ-20425
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 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, Virginia Dyer Sledge and Helen Dyer Presley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawn M. Hart, unmarried and Leo Jerome Hart, Jr. and wife, Linda J. Hart

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. 18 on the Plan of Perry Heights, of record in Book 2900, page 18, 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 Solon F. Dyer and wife, Lena E. Dyer by deed from S & G Realty Company of record in Book 3070, page 307, said Register's Office. The said Solon F. Dyer having since died, Lena E. Dyer, as surviving tenant by the entirety, has conveyed the said property to Virginia Dyer Sledge and Helen Dyer Presley, by Quitclaim Deed of record in Book 9759, page 256, Register's Office for Davidson County, Tennessee, therein reserving unto herself a life estate.

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; Restrictions of record in Book 2928, page 445; Plan of record in Book 2900, page 18; all in the Register's Office for Davidson County, Tennessee.

A. Maurice Presley joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Helen Dyer Presley.

unimproved ( )
This is improved (X) property, known as 2726 McKeige Drive, Nashville, TN 37214
(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

Virginia Dyer Sledge
Virginia Dyer Sledge

Helen Dyer Presley
Helen Dyer Presley

A. Maurice Presley

BOOK 10270 PG 792

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 Virginia Dyer Sledge and Helen Dyer Presley and husband, A. Maurice Presley

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and w[illegible] ac[illegible] that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible]nty, Tennessee, this 22nd day of November 19 96

Commission expires 9/23/2000

Notary Public

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

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

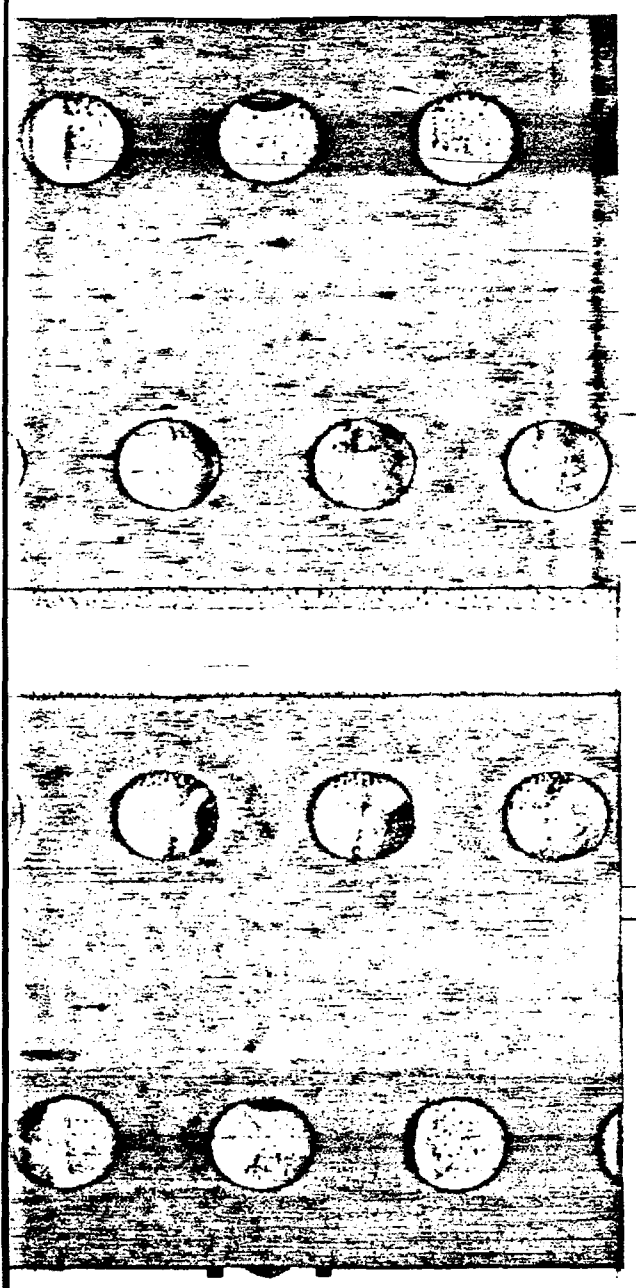
02501 34
IDENTIF. & REFERENCE

96 NOV 26 AM 8:42

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL NEW

9291 11/26 0101 03CHECK 330.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10270 PG 793

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	87000.00
			CON TX	321.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	330.90
			CHECK	330.90

11/26/96 01 08:42 0001 9291

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250134
IDENTIF. & REFERENCE

96 NOV 26 AM 8:42

FELIX Z. WILSON
DAVIDSON CO. REGISTER
NASHVILLE, TN.

No. 1091979