3

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 138,573.00

Subscribed and sworn to before me, this the 25 day of November 1996

BRENT A. CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE LARGE

My commission expires: My Commission Expires November 22, 1997 (Affix Seal)

Dana A. Ballou
Affiant

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. 620348 7000 Executive Center Drive, Suite 100, Brentwood, TN 37027	
ADDRESS OF NEW OWNER: Dana A. Ballou	SEND TAX BILLS TO: Franklin American Mortgage Company
6005 Firelight Trail STREET ADDRESS	214 Overlook Court, Suite 150 STREET ADDRESS
Antioch, TN 37013 CITY STATE ZIP	Brentwood, TN 37027 CITY STATE ZIP
MAP & PARCEL NO. 73CO	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Continental Development and Construction, Inc.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Dana A. Ballou, Unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 168 on the Plan of Hickory Woods Etates, Section "C", of record in Plat Book 6900 at page 885 thru 887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to Continental Development and Construction, Inc. by Special Warranty Deed of record in Book 10027 page 649, Register's office for said County.

This conveyance is subject to taxes for the year 1915 and subsequent years, easements and restrictive covenants of record.

96 NOV 27 AM 8:08
PLEX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

02505S1
IDENTIF. & REFERENCE

THIS IS IMPROVED PROPERTY KNOWN AS 6005 Firelight Trail, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 25 day of November, 1996

Continental Development and Construction, Inc.

by: Nicholas S. Psillas, Vice-President

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 (800)327-0545

State of Tennessee
County of

On this day of , 19 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

State of Tennessee
County of

On this day of , 19 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Nicholas S. Psillas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Vice-President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

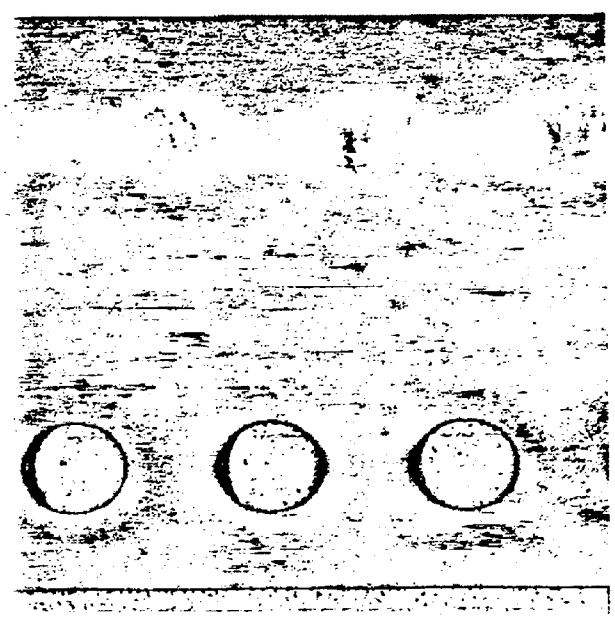
Witness my hand and official seal on November 25, 1996

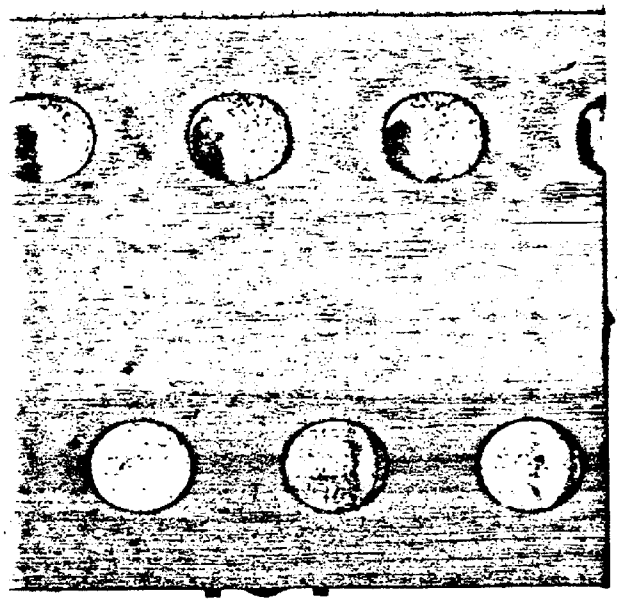
My Commission Expires: My Commission Ex... November 22, ...

BRENT A. CAMPBELL NOTARY PUBLIC LARGE STATE OF TENNESSEE

Notary Public:

9746 11/27 0101 03CHECK 521.72





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

RECEIVED OF _____

FOR _____

BOOK 10272 PG 616

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	138573.00
			CON TX	512.72
			PRFEE	1.00
			WDEED	8.00
			TOTAL	521.72
11/27/96	01	08:10 0001	CHECK	521.72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250551
IDENTIF. ↑ REFERENCE

96 NOV 27 AM 8:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092430