Name & Address New Owner:	Send Tax Bills to:
Samuel Tranca and wife, Manuela Tranca 6004 Baltic Drive Hermitage, TN 37076	First Trust Mortgage Co. 6525 Quail Hollow Memphis, TN 38120

Tax Map and Parcel Nos.
Tax Map 86-1
Parcel 28

0435 12/02 0101 03CHECK 318.25

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **I, JUDITH K. BRYANT, A/K/A JUDITH KAYE BRYANT,** the Grantor have bargained and sold and by these presents do hereby transfer and convey unto **SAMUEL TRANCA AND WIFE, MANUELA TRANCA,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in any way appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered. This conveyance is made subject to any and all Restrictions, easements, setback lines, if any, as may be set forth on the Plan of Dodson Heights, of record in Book 2900, Page 113, Register's Office for Davidson County, Tennessee.

GRANTOR does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 the 22nd day of November, 1996.

0251203
IDENTIF. ↑ REFERENCE

96 DEC -2 PM 12:12
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

Judith K Bryant
Judith K. Bryant

By: Annette Kendall
Annette Kendall
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of November, 1996, before me personally appeared Annette Kendall, to me known to be the person who executed the foregoing instrument on behalf of Judith K. Bryant, and acknowledged that she executed the same as the free act and deed of the said Judith K. Bryant.

Witness my hand and official seal at Madison, Tennessee, this the 22nd day of November, 1996.

Deanie L. Gregory
Notary Public

My Commission expires: 5/23/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $82,500.00.

Samuel Duncan
Affiant

Sworn to and subscribed before me this the 22nd day of November, 1996.

Deanie L. Gregory
Notary Public

My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

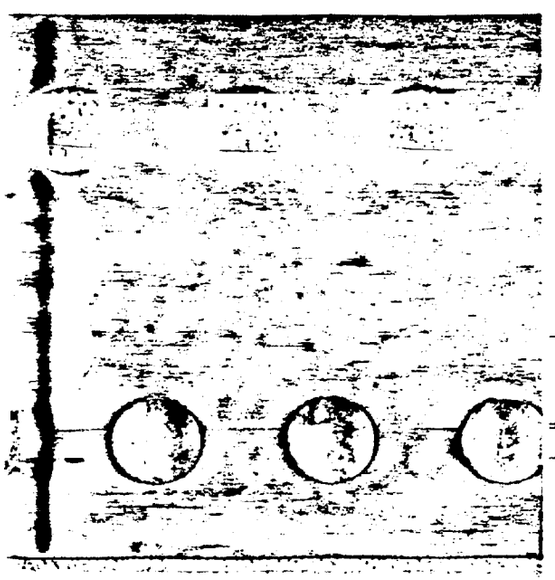
mail

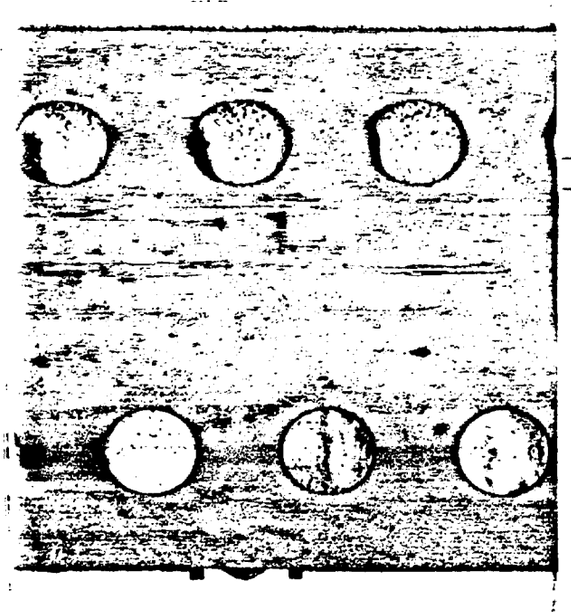
EXHIBIT "A"

Land in DAVIDSON County, Tennessee, being Lot No. 140 on the Plan of Dodson Heights as of record in Book 2900, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to John R. Bryant and wife, Judith K. Bryant, by Warranty deed from Nashville Electric Service Credit Union, of record in Book 8751, Page 236, Register's Office for Davidson County, Tennessee. By Final Decree of Divorce of record in Book 8984, Page 856, said Register's Office, the interest of John R. Bryant was vested in Judith Kaye Bryant.

THIS IS IMPROVED PROPERTY KNOWN AS 6004 Baltic Drive, Hermitage, TN 37076





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10275 PG 516

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 82500.00
CON TX 305.25
PRFEE 1.00
WDEED 12.00
TOTAL 318.25
CHECK 318.25

12/02/96 01 12:14 0001 0435

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0251203
IDENTIF. ↑ REFERENCE

96 DEC -2 PM 12: 12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093110