THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 138,000.00

Tamera Lyn Brooks
Affiant

Subscribed and sworn to before me, this 27th day of November 1996

Notary Public

My Commission Expires: 11-22-97

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

BOOK 10277 PG 964

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
TAMERA LYN BROOKS 403 N. 15th Street Nashville, Tennessee 37206	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 83-9 PARCEL 281

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY EIGHT THOUSAND AND NO/100---------- ($ 138,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, STEVEN M. FORD AND JEFF C. ESTEPP, BOTH MARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TAMERA LYN BROOKS, unmarried, and ARCHIE L. BROOKS and wife, PATRICIA M. BROOKS 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:

BEING Lot No. 21 on the Plan of J.J. Table Tract of record in Book 421, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Steven M. Ford and Jeff C. Estepp by deed from W.D. Hancock and wife, Mary Hancock, of record in Book 9919, page 901, Register's Office for Davidson County, Tennessee.

DONNA L. FORD, spouse of Steven M. Ford, and _____, spouse of Jeff C. Estepp, join in this conveyance to convey any interest they may have in subject property, particularly any marital interest.

1192 12/03 0101 03CHECK 519.60

This is improved property known as 403 N. 15th Street, Nashville, Tennessee 37206

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have 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 J.J. Table Tract of record in Book 421, page 29, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 27th day of November, 19 96.

STEVEN M. FORD

JEFF C. ESTEPP

DONNA L. FORD

Trina Estepp

BOOK 10277 PG 965

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 STEVEN M. FORD AND JEFF C. ESTEPP and Donna L. Ford and Trina Estepp, 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 this 27th day of November, 19 96.

My Commission Expires: November 22, 1997

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

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

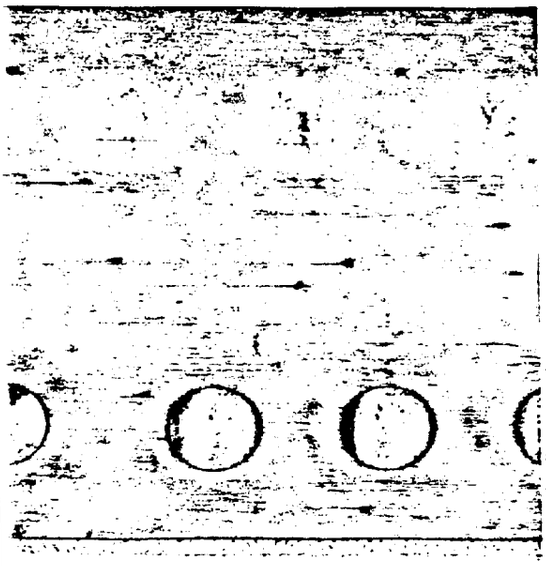
My Commission Expires: _____

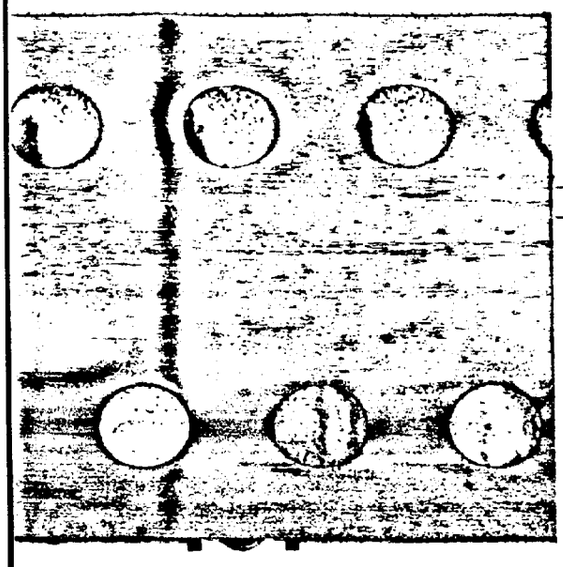
Notary Public

0251941
IDENTIFICATION REFERENCE

96 DEC -3 AM 10:37

ELLIA[illegible] REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10277 PG 966

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	138000.00
			CON TX	510.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	519.60
			CHECK	519.60
12/03/96	01	10:38	0001	1192

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0251941 IDENTIF. ↑ REFERENCE

96 DEC -3 AM 10: 38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093863