41

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL J. SILVIO (NAME)	FT Mortgage Companies d/b/a (NAME)	MAP 83-6
213 Chapel Avenue (ADDRESS)	P. O. Box 613136 (ADDRESS)	PARCEL 89
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	FB# 27W 3995

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, MARGIE ANN TOTTY, BILLIE RAY BANKS, JIMMIE BANKS, CALVIN RAY BANKS, VICKY SMITH, AND TAMMY PENDERGRASS, being the only heirs at law of MABLE MARIE BANKS, DECEASED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL J. SILVIO, 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:

BEING Lots No. 13 and 14 on the Plan of Roy F. Williams' Subdivision of the Hunter Tract as of record in Book 547, page 13, Register's Office for Davidson County, Tennessee.

SAID Lots No. 13 and 14 front 50 feet each on the westerly side of Chapel Avenue and run back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Mable Marie Banks by deed from Marvin O. Jones, of record in Book 4995, page 779, Register's Office for Davidson County, Tennessee. The said Mable Marie Banks having since died, leaving as her only sole surviving heirs, all of her children, namely, Margie Ann Totty, Billie Ray Banks, Jimmie Brown Banks and the children of Henry Doris Banks, deceased, namely, Calvin Ray Banks, Vicky Smith, and Tammy Pendergrass.

Margie Ann Totty executed on behalf of Billie Ray Banks, Jimmie Banks, Calvin Ray Banks, Vicky Smith and Tammy Pendergrass, pursuant to the Powers of Attorney, which are being recorded simultaneously herewith.

The said Jimmie Brown Banks and Jimmie Banks, being one and the same person.

The said Mable Marie Banks and Mabel Wentzel Banks, being one and the same person.

This is improved (X) unimproved ( ) property, known as 213 Chapel Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

0252221
IDENTIF. ↑ REFERENCE

96 DEC -3 PM 2:02
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

1519 12/03 0101 03CHECK 243.95

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 hands this 27th day of November, 1996.

Billie Ray Banks
BILLIE RAY BANKS
BY: Margie Ann Totty
MARGIE ANN TOTTY, ATTY. IN FACT

Jimmie Banks
JIMMIE BANKS
BY: Margie Ann Totty
MARGIE ANN TOTTY, ATTY. IN FACT

Calvin Ray Banks
CALVIN RAY BANKS
BY: Margie Ann Totty
MARGIE ANN TOTTY, ATTY. IN FACT

Vicky Smith
VICKY SMITH
BY: Margie Ann Totty
MARGIE ANN TOTTY, ATTY. IN FACT

Tammy Pendergrass
TAMMY PENDERGRASS
BY: Margie Ann Totty
MARGIE ANN TOTTY, ATTY. IN FACT

Margie Ann Totty
MARGIE ANN TOTTY

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, MARGIE ANN TOTTY, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of November, 1996.

My Commission Expires: 11-27-99

Notary Public

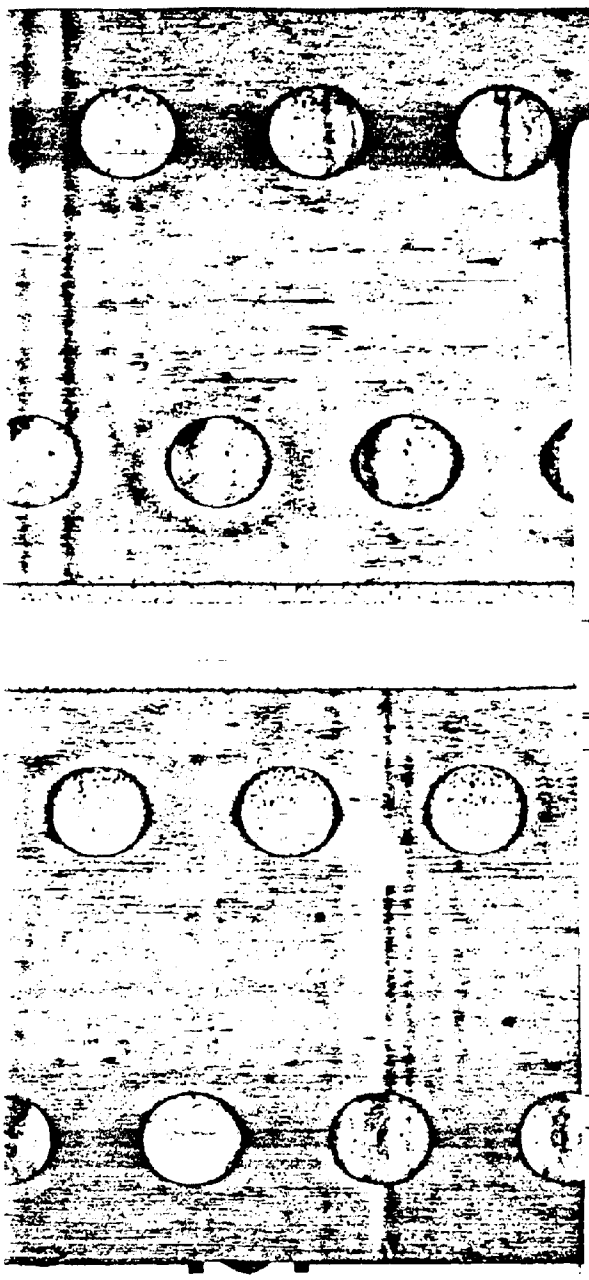
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of November, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Margie Ann Totty, to me known to be the person who executed the foregoing instrument in behalf of Billie Ray Banks, Jimmie Banks, Calvin Ray Banks, Vicky Smith, and Tammy Pendergrass, and acknowledged that she executed the same as the free act and deed of the said Billie Ray Banks, Jimmie Banks, Calvin Ray Banks, Vicky Smith and Tammy Pendergrass.

Witness my hand and seal at Goodlettsville, Tennessee, this the 27th day of November, 1996.

11-27-99
My Commission Expires

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 10278 PG 764

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 63500.00
CON TX 234.95
PRFEE 1.00
WDEED 8.00
TOTAL 243.95
CHECK 243.95

12/03/96 01 14:04 0001 1519

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252221
IDENTIF. & REFERENCE

96 DEC -3 PM 2:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094189