BOOK 10302 PG 536

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35137)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 19 96

ALAN B. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 11/28/98

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John K. Lee (NAME)	FT Mortgage Companies d/b/a (NAME)	105-9-435
824 Benton Avenue (ADDRESS)	P.O. Box 146 (ADDRESS)	16W-17175
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, C. Scott Chase and [redacted], J. Wayne Biggers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John K. Lee and wife, Carla K. Tucker

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 part of Lot No. 56 on the Plan of Waverly Place, as of record in Book 57, Page 95, Register's Office for said County and described as follows:

Beginning at the northwest intersection of Harewood Avenue or Benton Avenue and the west margin of the first alley of Elliot Avenue; thence with the margin of said alley, northwesterly 97 feet to a point; thence southwesterly 59 feet to an iron pin; thence southwesterly 97 feet to an iron pin in the margin of Harewood or Benton Avenue; thence with the margin of the same, northeasterly 59 feet to the point of beginning.

BEING the same property conveyed to C. Scott Chase and [redacted], J. Wayne Biggers by deed from EDS Corporation, Servicer for Norwest Bank of record in Book 10146, Page 562, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

The subject property was investment property and was not the residence of any seller.

unimproved ( )
This is improved (X) property, known as 824 Benton Avenue, Nashville, TN 37204
(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 in this instrument 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 20th day of December 19 96

Scott Chase

J. Wayne Biggers

LEGIBILITY OF WRITINGS, TYPING OR PRINTING UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED.

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 C. Scott Chase and wife, J. Wayne Biggers

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledges that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 19 96.

Commission expires 11/28/98

Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 .

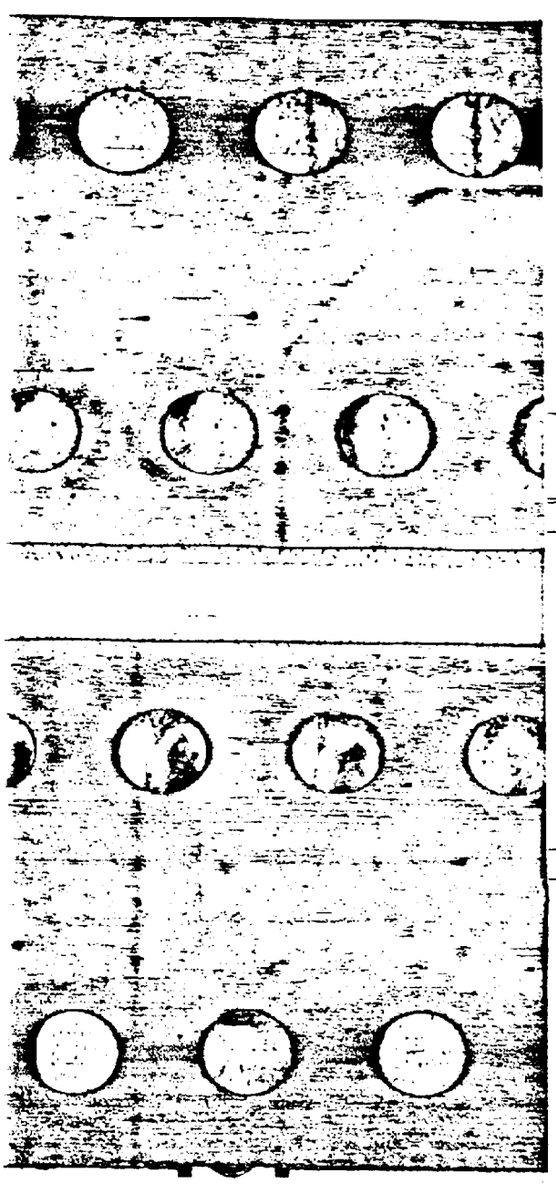
My commission expires

Notary Public

0259393
IDENTIF. ↑ REFERENCE

96 DEC 27 PM 2:12
DAVIDSON COUNTY, TN.

9678 12/27 0101 03CHECK 338.50



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

RECEIVED OF _____

FOR _____

BOOK 10302 PG 538

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 89000.00
CON TX 329.30
PRFEE 1.00
WDEED 8.00
TOTAL 338.30
CHECK 338.30

12/27/96 01 14:12 0001 9678

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259393
IDENTIF. ↑ REFERENCE

96 DEC 27 PM 2:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1102239