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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED BOOK 10340 PG 246

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TROPHIMUS FONDREN** and wife, Alesia S. Fondren, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto CONNIE S. FOLZ, an unmarried person hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

BEING Unit No. 19, Phase One-B, Section 1, Larchwood, Planned Unit Development, of record in Plat Book 6200, page 171, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of said lot.

BEING the same property conveyed to Trophimus Fondren, unmarried, by deed from Gordon Weaver Realty, Inc., of record in Book 7795, page 39, said Register's Office.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Declaration of Covenants, Conditions and Restrictions of record in Book 6299, page 152, as rerecorded in Book 6301, page 82; By-Laws for Homeowners Assocation filed in Book 6299, page 166 and Book 6301, page 96; and all matters as shown on the recorded plat.

This is improved property known as: **304 Lakebrink Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD the same 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 and 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 6th day of January, 1997

Trophimus Fondren
Trophimus Fondren

Alesia S. Fondren
Alesia S. Fondren

97 FEB -5 AM 9:12
REGISTER
DAVIDSON COUNTY, TN.

0270233
IDENTIF. A REFERENCE

BOOK 10340 PG 247

STATE OF Tennessee

COUNTY OF Davidson

On this 6th day of January, 1997, before me personally appeared Trophimus Fondren, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Bruce P Burgess
NOTARY PUBLIC

My Commission Expires:
My Commission Expires July 22, 2000

STATE OF Tennessee

COUNTY OF Davidson

On this 6th day of January, 1997, before me personally appeared Alesia S. Fondren, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Bruce P Burgess
NOTARY PUBLIC

My Commission Expires:
My Commission Expires July 22, 2000

* *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

3290 02/05 0101 03CHECK 277.25

The actual consideration or value, whichever is greater, for this transfer is $ 72,500.00.

Affiant

Subscribed and sworn to before me this 17th day of January, 19 97

Notary Public

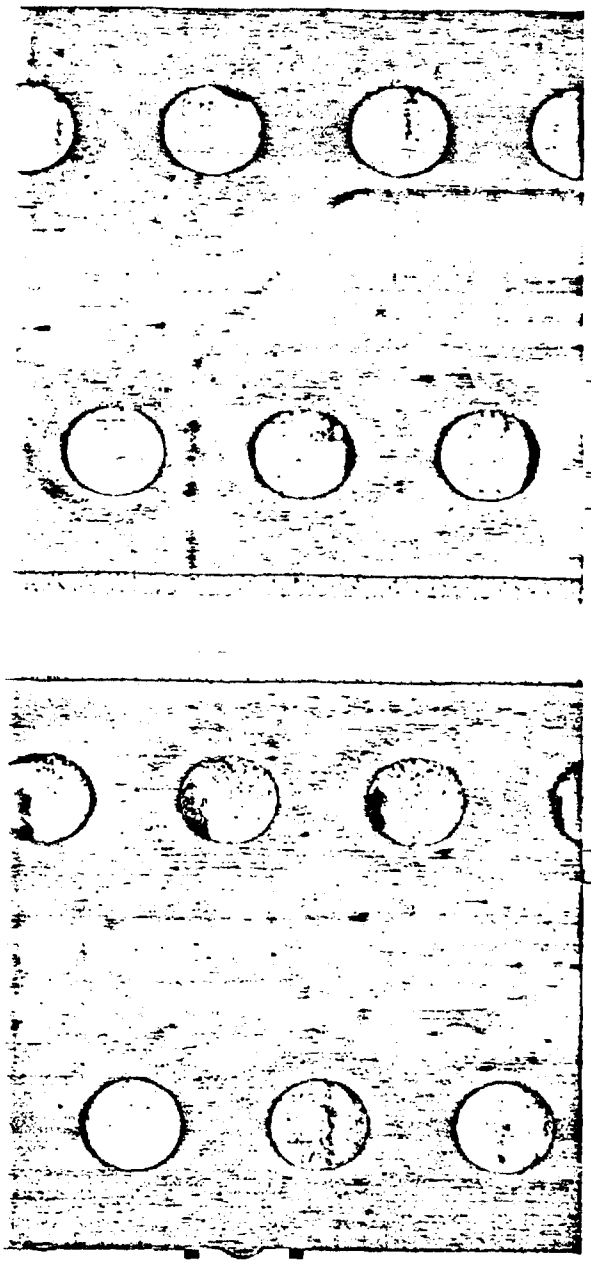
My Commission Expires: 10/17/98

* *

ADDRESS NEW OWNER(S):
CONNIE S. FOLZ
304 LAKEBRINK CT.
NASHVILLE, TN 37214

SEND TAX BILL TO:
CHURCHILL MTG. CORP.
761 OLD HICKORY BLVD.
SUITE 301
BRENTWOOD, TN 37027

MAP-PARCEL:
Map: 89A
Group: A
Parcel: 91



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10340 PG 248

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 72500.00
				CON TX 268.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 277.25
				CHECK 277.25

02/05/97 01 09:13 0001 3290

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0270233

IDENTIF. & REFERENCE

97 FEB -5 AM 9:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1113801