Box 17

WARRANTY DEED

BOOK 10351 PG 409

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,250.00

Kimberly Carlton Hyde
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February 19 97

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 8/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Carlton Hyde (NAME)	First Performance Mortgage Corp. (NAME)	149-2-64
601 Oak Forest Lane (ADDRESS)	7700 Little River Turnpike, #302 (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Annandale, VA 22003 (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, Monte A. McCoskey and wife, Shawna K. McCoskey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly Carlton Hyde

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 Lot No. 113 on the Final Plat of Oakwood Subdivision, Phase One, as of record in Book 6900, page 935, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Monte A. McCoskey and wife, Shawna K. McCoskey by deed from Centex Real Estate Corporation of record in Book 8058, page 260, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 601 Oak Forest Lane, Antioch, Tennessee 37013
(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 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 hand s this 12th day of February 19 97

Monte A. McCoskey

Shawna K. McCoskey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10351 PG 410

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Monte A. McCoskey and wife, Shawna K. McCoskey

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 12th day of February, 19 97.

Commission expires 12/6/97

Notary Public

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 _____

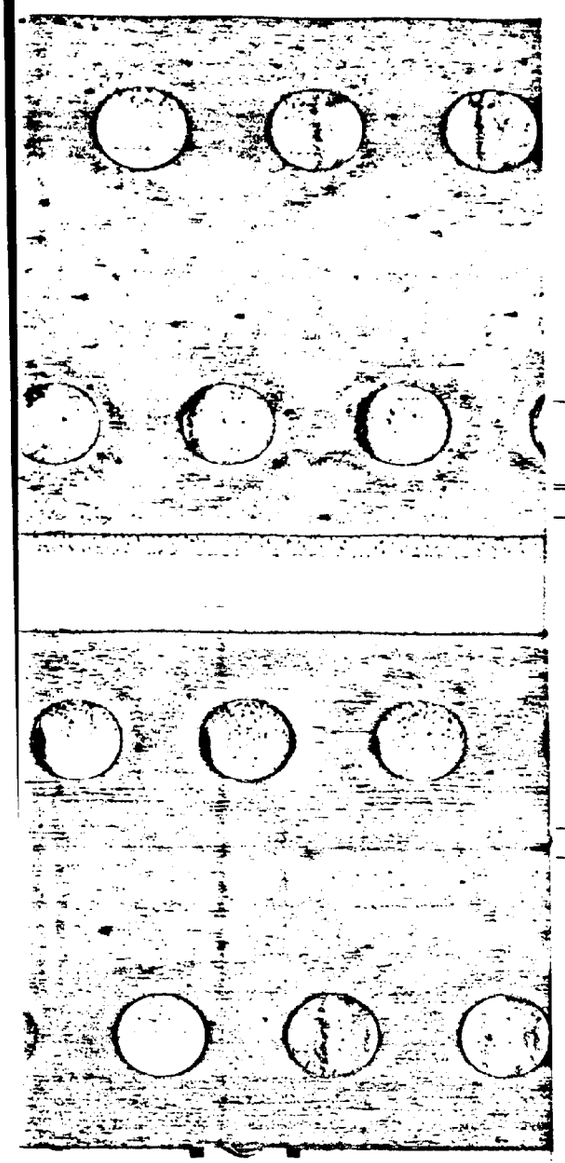
Notary Public

0273588
IDENTIFICATION REFERENCE

97 FEB 18 AM 10:28

DAVIDSON COUNTY, TN.

6968 02/18 0101 03CHECK 402.13



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10351 PG 411

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 106250.00
				CON TX 393.13
				PRFEE 1.00
				WDEED 8.00
				TOTAL 402.13
				CHECK 402.13
02/18/97	01			10:31 0001 6968

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0273588
IDENTIF. & REFERENCE

97 FEB 18 AM 10:28
DAVIDSON COUNTY, TN.

No. 1117424