File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 10355 PG 510

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#14402

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KENNETH W. ENGELHART, JR. (NAME)	FIRST PERFORMANCE MORTGAGE CORP. (NAME)	104=1
122 40th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	7700 Little River Turnpike, #302 (STREET ADDRESS)	278
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Annandale, Virginia 22003 (CITY) (STATE) (ZIP)	25W8400

FOR AND IN 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, ANDREW S. WENDELL AND WIFE, DOROTHY C. WENDELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH W. ENGELHART, JR., AND WIFE, MELISSA DAWN ENGELHART

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 31 on the Plan of Part= West Grove Subdivision, as of record in Plat Book 421, page 87, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Andrew S. Wendell and wife, Dorothy C. Wendell by deed from Etna Lee Birdwell, unmarried of record in Book 5669, page 819, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Book 421, page 87, said Register's Office.

0275020
IDENTIF. & REFERENCE

97 FEB 21 AM 8:33

unimproved ( )
This is improved (XX property, known as 122 40th Avenue North, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of February, 19 97

Andrew S. Wendell
ANDREW S. WENDELL

Dorothy C. Wendell
DOROTHY C. WENDELL

BOOK 10355 PG 511

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW S. WENDELL AND WIFE, DOROTHY C. WENDELL

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 14th day of February, 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,000.00

Kenneth W. Engelhart, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 19 97

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

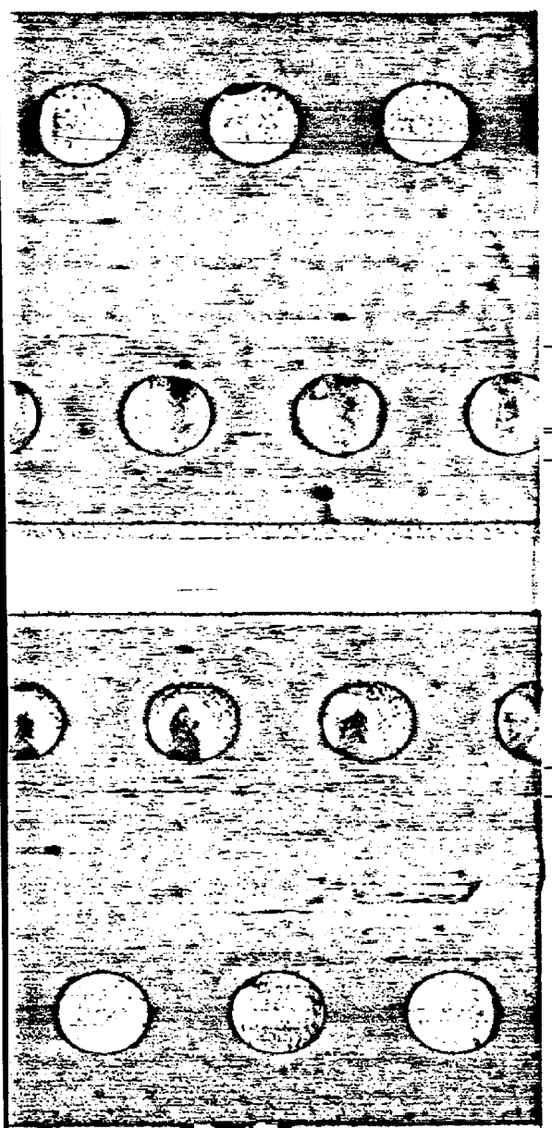
ANDREW S. WENDELL AND WIFE,
DOROTHY C. WENDELL

TO

KENNETH W. ENGELHART, JR.

8506 02/21 0101 03CHECK 608.40

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 10355 PG 512

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
			CANT	
				162000.00
			CON TX	599.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	608.40
			CHECK	608.40
02/21/97	01		10:42 0001	8506

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0275020
IDENTIF. # REFERENCE

97 FEB 21 AM 10:

DAVIDSON COUNTY TN

No. 1118946