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

WARRANTY DEED

BOOK 10358 PG 942

THIS INSTRUMENT PREPARED BY

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

#14425

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BOBBY C. DRAPER, SR. (NAME)	FT MORTGAGE COMPANIES (NAME)	MAP 142-9-B
870 General George Patton Road (STREET ADDRESS OR ROUTE NUMBER)	111 Westwood Place, Suite 109 (STREET ADDRESS)	PARCEL 870
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	FB 9D65726

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, DOUGLAS P. SMITH AND WIFE, LAURA ANNE SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BOBBY C. DRAPER, SR. AND BARRY E. DRAPER, both unmarried, as joint tenants with the right of survivorship, and not as tenants in common,

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 Unit 870, together with Carport designated No. 870-C on the Plan of Phase One, Lot One, Section Five, River Plantation, Condominium Apartments of record in Plat Book 5200, page 135, amended in Plat Book 5200, pages 145 and 146, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Five), a horizontal property regime established by Master Deed and By-Laws of record in Book 5410, page 248, said Register's Office.

Being the same property conveyed to Douglas P. Smith and wife, Laura Anne Smith by deed from Rhanda S. Smith, unmarried of record in Book 9364, page 694, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5410, page 248; (3) Easement of record in Book 2274, page 547; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 135, amended in Plat Book 5200, pages 145 and 146, said Register's Office.

0276115 IDENTIF. ↑ REFERENCE

97 FEB 25 PM 1:18

9673 02/25 0101 03CHECK 423.03

This is improved (XX) unimproved ( ) property, known as 870 General George Patton Road, Nashville, Tennessee 37221

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 20th day of February, 19 97

Douglas P. Smith
DOUGLAS P. SMITH

Laura Anne Smith
LAURA ANNE SMITH

BOOK 10358 PG 943

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS P. SMITH AND WIFE, LAURA ANNE SMITH 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 20th day of February, 19 97

My commission expires 9/23/00 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 $ 111,900.00

Bobby C. Draper Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 1997

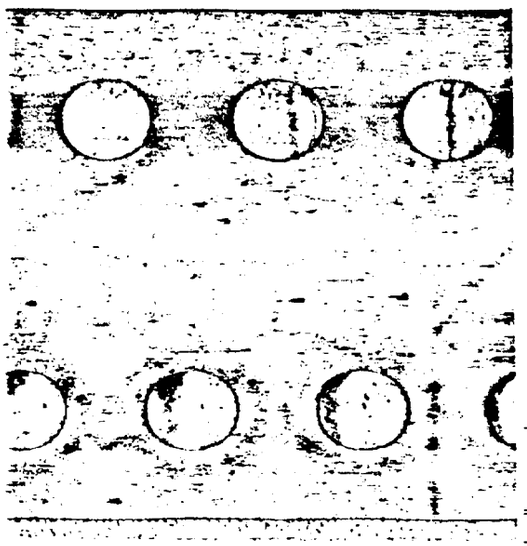
MY COMMISSION EXPIRES: 9/23/00 (AFFIX SEAL) _____ Notary Public

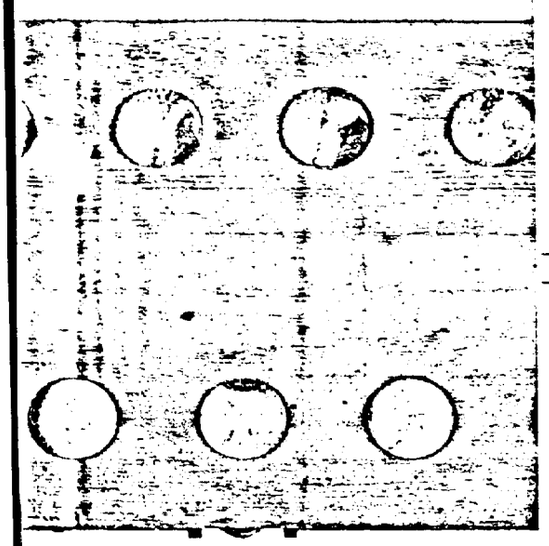
WARRANTY DEED

FROM DOUGLAS P. SMITH AND WIFE, LAURA ANNE SMITH

TO ROBBY C. DRAPER, SR. AND BARRY E. DRAPER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 The Paddock
220 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~~ 10358 PG 944

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
111900.00
CON TX 414.03
PRFEE 1.00
WDEED 8.00
TOTAL 423.03
CHECK 423.03

02/25/97 01 10:50 0001 9673

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0276115 IDENTIF. ↑ REFERENCE

97 FEB 25 AM 10:40

No. 1120103