BOOK 10370 PG 285

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Janet F. Flanagan	FT Mortgage Companies DBA Sunbelt National Mortgage	MAP/PARCEL
2414 Kimberly Drive	Attn: Tax Dept.	
Nashville, TN 37214	2974 LBJ Freeway, Suite 200	73-7 26
	Dallas, TX 75234	

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Verna G. Turner, a widow**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Janet F. Flanagan and husband, Hollis R. Flanagan,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 324 on the Plan of Sunset View Subdivision, Section 6, as of record in Book 2900, Pages 54 and 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 324 fronts 90 feet on the northerly margin of Kimberly Road and runs back between lines measuring 248.2 feet on the easterly line and 250.2 feet on the westerly line to a dead line in the rear measuring 90 feet thereon.

Being the same property conveyed to Ivin C. Turner and wife, Verna G. Turner, by deed from Raymond L. Smith and wife, Martha A. Smith, of record in book 4315, Page 843, Register's Office for Davidson County, Tennessee. The said Ivin C. Turner having since died leaving Verna G. Turner as the sole surviving tenant by the entirety.

This is property with a common address of 2414 Kimberly Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property Taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The plan of record in Book 2900, Page 54 and 55, said Register's Office and all matters therein; 3) Restrictive Covenants of record in Book 2995, Page 413, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $91,000.00

Janet F. Flanagan
Affiant

Subscribed and sworn before me this 28th day of February, 1997.

Notary Public

My Commission Expires: 5/23/98

NOTARY PUBLIC
ST LUCIE
STATE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 10370 PG 286

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **28th** day of **February, 1997.**

Verna G. Turner

Verna G. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Verna G. Turner, a widow** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , Tennessee, this **28th** day of **February, 1997.**

Notary Public
My Commission Expires:

File No. 9702-028

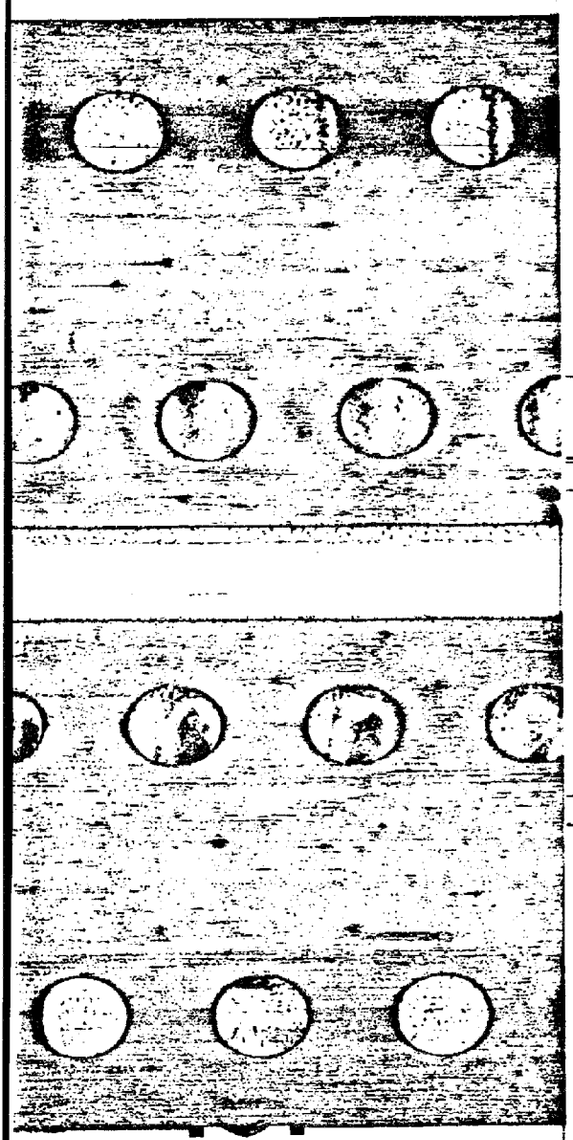
0279181

IDENTIF. & REFERENCE

97 MAR -5 PM 2:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2997 03/05 0101 03CHECK 345.70



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

RECEIVED OF _____

FOR _____

BOOK 10379 PG 287

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 91000.00
CON TX 336.70
PRFEE 1.00
WDEED 8.00
TOTAL 345.70
CHECK 345.70

03/05/97 01 14:26 0001 2997

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0279181
IDENTIF. ↑ REFERENCE

97 MAR -5 PM 2:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1123385