This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615) 221-0032

BOOK 10379 PG 131

ADDRESS NEW OWNER:
Goldie Irene Gibbs
3352 Percy Priest Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Trust Mortgage Company
6525 Quail Hollow, Suite 300
Memphis, Tennessee, 38120

MAP AND PARCEL:
MAP 96-16
PARCEL 6

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Richard Ryan, married and Jane Burton Cochran, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Goldie Irene Gibbs, unmarried , 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:

BEING Lot No. 5 on the Plan of Hickory Bend Subdivision, Section 5, as of record in Book 3600, Page 45, Register's Office for Davidson County, Tennessee,.

Said Lot No. 5 fronts 87 feet along the northwesterly margin of Percy Priest Drive and runs back between parallel lines 140 feet to a rear line measuring 87 feet thereon.

Being the same property conveyed to Richard Ryan and Jane Burton , by deed from John L. Ryan and wife, Ruth W. Ryan of record in Book 7924, Page 411, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Duane Cochran and Katherine Ryan herein joins to convey any and all rights and interests they may have, if any.

Jane Burton is now married and known as Jane Cochran.

Subject to Restrictions of record in Book 3642, Page 478, Register's Office, Davidson County, Tennessee.

Subject to Plan of record in Book 3600, Page 45, said Register's Office.

This is improved property known as 3352 Percy Priest Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Goldie Irene Gibbs, unmarried, their heirs and assigns, forever; and we, Richard Ryan and Jane Burton, both married 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 3rd day of March, 1997.

Richard Ryan

Jane Burton Cochran

Diane Cochran

Katherine Ryan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard Ryan, married the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this the 3rd day of March, 1997.

NOTARY PUBLIC

SHARON KIMBRO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires:

My Commission Expires 11-28-98

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jane Burton Cochran, married the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this the 3rd day of March, 1997.

NOTARY PUBLIC

SHARON KIMBRO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires:

My Commission Expires 11-28-98

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Diane Cochran, married the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this the 3rd day of March, 1997.

NOTARY PUBLIC

SHARON KIMBRO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires:

My Commission Expires 11-28-98

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

the within named Katherine Ryan, married the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this the 3rd day of March, 1997.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires JULY 26, 1998

STATE OF TENNESSEE)
COUNTY OF Williamson)

BOOK 10379 PG 133

The actual value or consideration, whichever is greater, for this transfer is $ 76,000.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of March, 1997.

NOTARY PUBLIC
My Commission Expires:

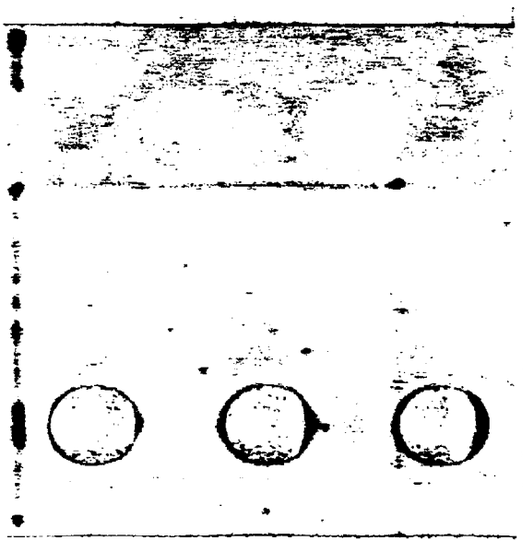
SHARON KIMBRO NOTARY PUBLIC DAVIDSON COUNTY, TENN AT LARGE

My Commission ... 11-28-98

6455 03/13 0101 03CHECK 294.20

02.82423
IDENTIF. & REFERENCE

97 MAR 13 PM 1:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10379 PG 134

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 78000.00
				CON TX 281.20
				PRFEE 1.00
				WDEED 12.00
				TOTAL 294.20
				CHECK 294.20
			03/13/97 01	13:44 0001 6455

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0282423
IDENTIF. ↑ REFERENCE

97 MAR 13 PM 1:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1126813