THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 49,900.00

Patricia A Todd
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 21st day of March 1997

Mitchell A Watts
Notary Public

My Commission Expires: 11, 22, 97

BOOK 10393 PG 174

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
PATRICIA A. TODD 1435 Roberts Avenue Nashville, Tennessee 37206	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 83-2 PARCEL 72

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY NINE THOUSAND NINE HUNDRED AND NO/100- ---------- ($ 49,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, DONALD R. TALLEY AND WIFE, PATRICIA E. TALLEY hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PATRICIA A. TODD, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 12 on the Map of Sharpe and Horn's Subdivision of Elwood Place, of record in Book 332, page 18, Register's Office for Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, October 15, 1957, as follows:

BEGINNING on the northerly margin of Roberts Avenue at an iron pin located 4.5 feet east of the corner of Lots 11 and 12; thence with the northerly margin of Roberts Avenue eastwardly 77.0 feet to an iron pin on the westerly margin of an alley; thence with said alley northwesterly 160.9 feet to an iron pin; thence westwardly 15.8 feet to an iron pin on the easterly line of Lot No. 11; thence southwardly 145.0 feet to the beginning.

BEING the same property conveyed to Donald R. Talley and wife, Patricia E. Talley, by deed from Margaret R. Raymond and husband, Jack Raymond, of record in Book 5875, page 392, Register's Office for Davidson County, Tennessee.

This is improved property known as 1435 Roberts Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Sharpe & Horn's Subdivision of Elwood Place of record in Book 332, page 18, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of March, 19 97.

Donald R. Talley
DONALD R. TALLEY

Patricia E Talley
PATRICIA E. TALLEY

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONALD R. TALLEY AND WIFE, PATRICIA E. TALLEY, the bargainor s, with whom I am personally acquainted (or 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 this 21st day of March, 19 97.

Mitchell A. Watts
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 _____.

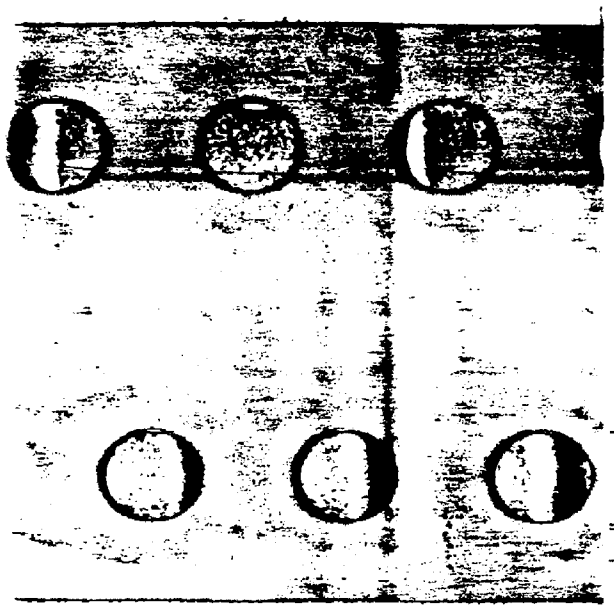
My Commission Expires: _____

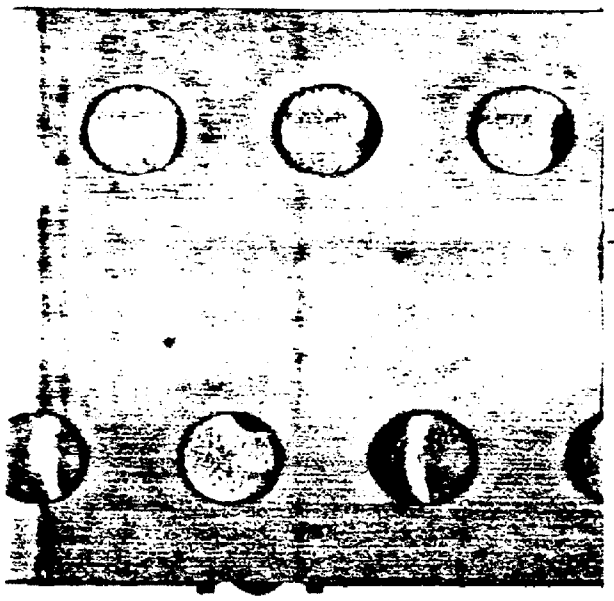
_____
Notary Public

97 MAR 27 AM 8:38
DAVIDSON COUNTY, TN

2006 03/27 0101 CHECK 392.63

0037859
IDENTIFICATION





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10393 PG 176

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 49900.00
CON TX 184.63
PRFEE 1.00
WDEED 8.00
TOTAL 193.63
CHECK 193.63

03/27/97 01 08:40 0001 2006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0287569
IDENTIFICATION NUMBER

97 MAR 27 AM 8:38
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1132294