WARRANTY DEED

BOOK 10393 PG 804

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 65,500.00.

Lloyd H Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF March 19 97

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: May 23, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lloyd H. Brown (NAME)	First Trust Mortgage Company (NAME)	MAP 43-13-321
327 Idlewild Avenue (ADDRESS)	6225 Quail Hollow, S. 300 (ADDRESS)	11D-47520
Madison, TN 37115 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Kyle J. Ensign, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lloyd H. Brown and wife, Bertha R. Brown

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:

LAND in Davidson County, Tennessee, being Lot No. 29 of Block E, Crittenden Estates, a subdivision of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee, to which plat freference is hereby made for a more complete description.

BEING the same property conveyed to Kyle J. Ensign, Unmarried, by Warranty Deed from Betty Jean Pardue, Executrix for The Estate of Hugh C. Martin, of record in Book 10130, Page 735, Register's Office for Davidson County, Tennessee.

0287793
IDENTIF. & REFERENCE

97 MAR 27 AM 10: 35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2237 03/27 0101 03CHELDK 251.35

unimproved ( )
This is improved (X) property, known as 327 Idlewild Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of March 19 97

Kyle J. Ensign
Kyle J. Ensign

By: Richard Tacey
Richard Tacey, Attorney In Fact

BOOK 10393 PG 805

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 Richard Tacey, to me known to be the person who executed the foregoing instrument on behalf of Kyle J. Ensign, and acknowledged that he executed the same as the free act and deed of the said Kyle J. Ensign.

Witness my hand and official seal at Madison, Tennessee, this 24th day of March, 19 97

Commission expires May 23, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public



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

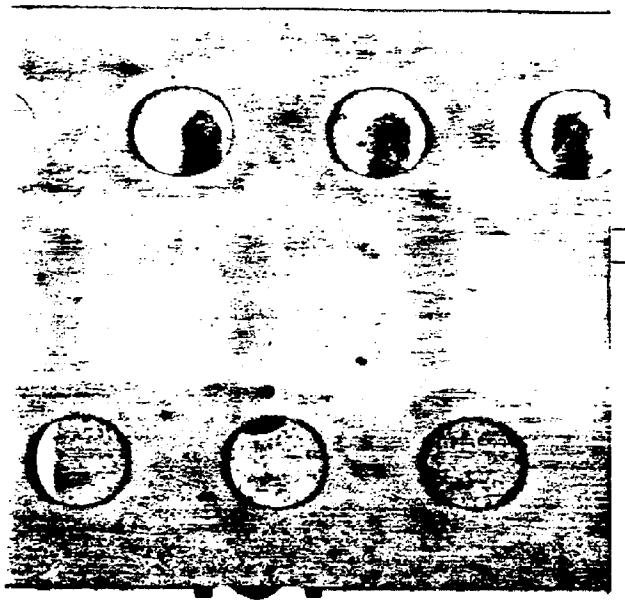
RECEIVED OF _____

FOR _____

BOOK 10393 PG 806

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	65500.00
CON TX	242.35
PRFEE	1.00
WDEED	8.00
TOTAL	251.35
CHECK	251.35

03/27/97 01 10:38 0001 2277

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0287793
IDENTIF. ↑ REFERENCE

97 MAR 27 AM 10: 35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1132524