BOOK 10405 PG 376

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 142,870.00

Subscribed and sworn to before me, this the 31 day of 19 97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires

My commission expires: [illegible]

(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

Prepared by:	SOUTHEAST TITLE of Tennessee, Inc. 9720384 7000 Executive Center Drive, Suite 100, Brentwood, TN 37027	
ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:
Edward James Troster		Franklin American Mortgage Company
5105 Hickory Grove Drive		214 Overlook Court, Suite 150
STREET ADDRESS		STREET ADDRESS
Antioch, TN 37013		Brentwood, TN 37027
CITY STATE ZIP		CITY STATE ZIP
MAP & PARCEL NO. 176-5-104		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Continental Development and Construction, Inc.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Edward James Troster and wife, Gabrielle L. Troster

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 69 on the Plan of Final Plat Hickory Woods, Section B, of record in Plat Book 6900 at page 512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to Continental Development and Construction, Inc. by Deed of record in Book 10134 page 117, Register's office for said County.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

0290769

RECEIVED FOR REFERENCE
97 APR -3 PM 2:16
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5349 04/03 0101 03CHECK 537.62

THIS IS IMPROVED PROPERTY KNOWN AS 5105 Hickory Grove Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 31 day of March ,1997

Continental Development and Construction, Inc

by: [signature]
Nicholas S. Psillas, Vice President

EF -1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of

On this day of , 19 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

State of Tennessee
County of

On this day of , 19 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

State of Tennessee
County of Williamson

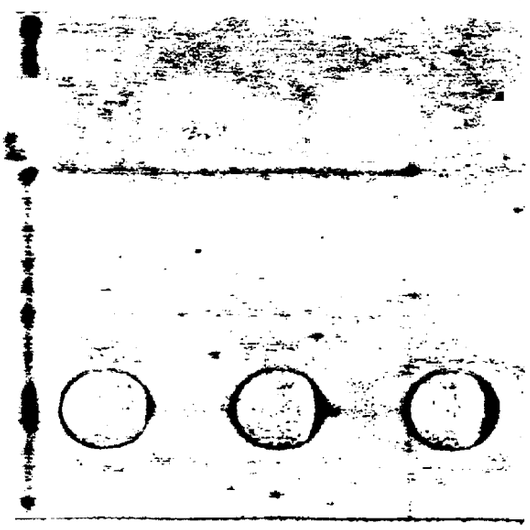
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Nicholas S. Psillas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Vice President 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 and official seal on March 31, 1997

My Commission Expires:



Notary Public



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

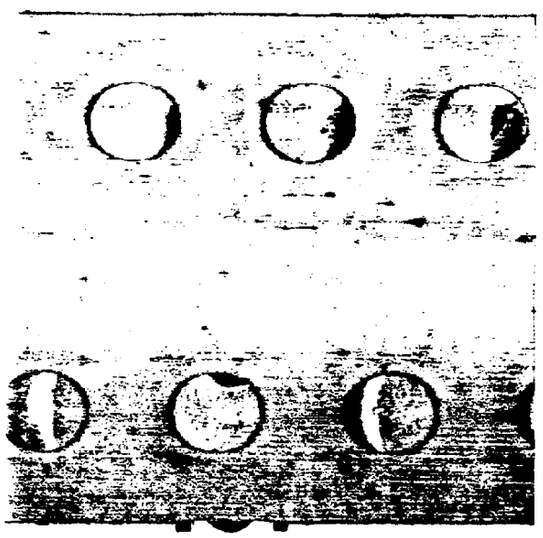
RECEIVED OF _____

FOR _____

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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 142870.00
CON TX 528.62
PRFEE 1.00
WDEED 8.00
TOTAL 537.62
CHECK 537.62

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/03/97 01 14:49 0001 5349

0290769
IDENTIFICATION REFERENCE

97 APR -3 PM 2:16
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1135599