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 $ 42,900.00

Affiant

Subscribed and sworn to before me, this 11th day of April 1997

Notary Public

My Commission Expires: 11-22-97

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

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
BRENDA G. EVANS 6118 California Avenue Nashville, Tennessee 37209	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 91-2 PARCEL 106

BOOK 10416 PG 860

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY TWO THOUSAND NINE HUNDRED AND NO/100-- ---------- ($ 42,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , PHILLIP ANTHONY CARR, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto BRENDA G. EVANS, 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 the southerly 75.0 feet of Lot No. 19 of Block 20 on the Plan of Cherokee Park of record in Book 161, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Phillip Anthony Carr by deed from Roy E. Beeler, married, of record in Book 6988, page 320, Register's Office for Davidson County, Tennessee.

97 APR 15 AM 10:00
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 029419

This is improved property known as 6118 California Avenue, Nashville, Tennessee 37209

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___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s 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 Cherokee Park Block 20 of record in Book 161 , page 75 , Register's Office for Davidson County, Tennessee.

BOOK 10416 PG 861

GRANTOR___ FURTHER COVENANTs__ and bind s himself___, his___ 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 I have hereunto set my hand on this the 11th day of April, 19 97.

PHILLIP ANTHONY CARR

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 PHILLIP ANTHONY CARR, UNMARRIED, 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 instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of April, 19 97.

My Commission Expires: November 22, 1997

Notary Public

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

9476 04/15 0101 CHECK 167.73

0294420

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10416 PG 862

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 42900.00	
			CON TX 158.73	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 167.73	
			CHECK 167.73	
04/15/97	01		10:05 0001 9476	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0294419

IDENTIF. ↑ REFERENCE

97 APR 15 AM 10:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1140462