B 3 P 5

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
BOOK 10444 PG 950

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 19 97

Notary Public

MY COMMISSION EXPIRES: May 24, 1999 March 21, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve J. Engel (NAME)	American Mortgage Source (NAME)	MAP 69-9
2327 Pennington Bend Road (ADDRESS)	(ADDRESS)	PARCEL 47
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(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, Randall D. Fletcher and wife, Martha Fletcher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve J. Engel

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 Parts of Lots Nos. 47 & 48 on the Plan of River View Subdivision as of record in Plat Book 547, pages 94 & 95, Register's Office for Davidson County, Tennessee, and further described according to a survey made by John Kohl & Co. dated May 4, 1983, as follows: SAID parts of said lots adjoin and front together 100 feet on the westerly side of Pennington Bend Road, as widened and extend back 173.6 feet on the northerly line of Lot No. 48 and 162 feet on the southerly line of Lot No. 47 to the water edge of the Cumberland River and measures 100 feet thereon.

BEING the same property conveyed to Randall D. Fletcher, a single person by deed from Eugene R. Williams, a single person, of record in Book 6057, Page 749, Register's Office for said County.

97 MAY -6 PM 3:13
PAM Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0302142
IDENTIFICATION REFERENCE

This is improved ( ) unimproved ( ) property, known as 2327 Pennington Bend Road, Nashville, TN 37214
(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 our hand s this 29th day of April 19 97

Randall D. Fletcher

Randall D. Fletcher

Martha Fletcher

Martha Fletcher

BOOK 10444 PG 951

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall D. Fletcher and wife, Martha Fletcher

the bargainor B 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 at _____, Tennessee, this 29th day of April 19 97.

Commission expires My commission expires March 31, 1998

Elizabeth McArthur
Notary Public

STATE OF TENNESSEE
COUNTY OF

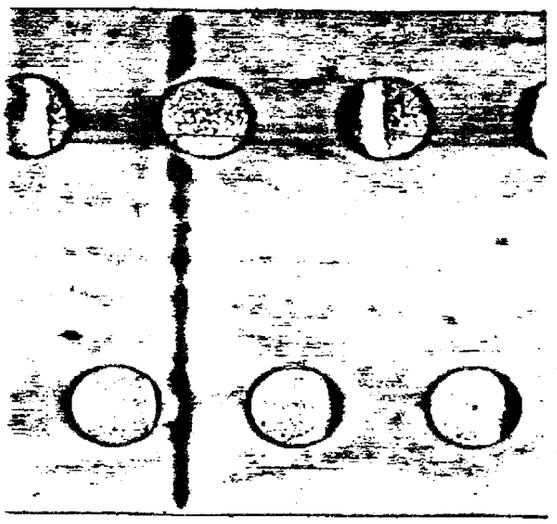
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

7961 05/06 0101 03CHECK 227.50



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

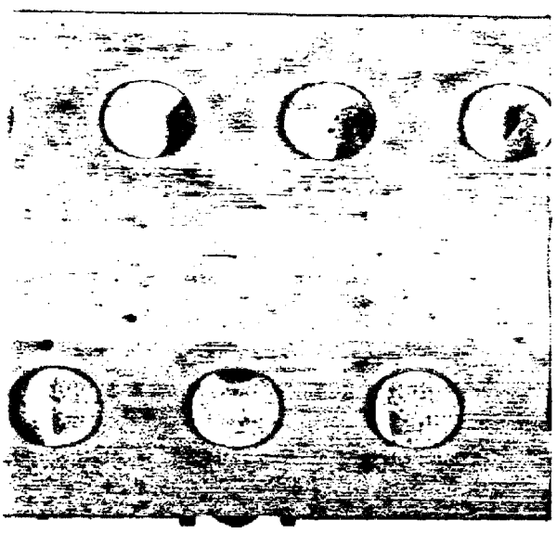
RECEIVED OF _____

FOR _____

BOOK 10444 PG 952

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 59000.00
CON TX 218.30
PRFEE 1.00
WDEED 8.00
TOTAL 227.30
CHECK 227.30

05/06/97 01 15:14 0001 7961

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0302142
IDENTIF. ↑ REFERENCE

97 MAY -6 PM 3:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1148026