WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35685)

STATE OF TENNESSEE BOOK 10540 PG 493
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 232,000.00

Affiant

SUBSCRIBED, SWORN TO AND BEFORE ME, THIS THE 21st day of July, 19 97

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES 7/25/98

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodore R. Addai (NAME)	First Trust Mortgage Company (NAME)	172-5-A-8
200 Tarrington Court (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	6DA-77887
Brentwood, TN 37027 (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, P. Anthony Sparrow and wife, Nancy B. Sparrow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theodore R. Addai and wife, Felicia Addai

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. 8, Phase I, on the Plan of Oakmont Subdivision, of record in Plat Book 7900, Page 479, amended in Plat Book 7900, Page 480, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to P. Anthony Sparrow and wife, Nancy B. Sparrow by deed from Mary R. Amos of record in Book 10231, Page 553, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

97 JUL 24 AM 9:35
REGISTER
DAVIDSON COUNTY, TN

032680
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 200 Tarrington Court, Brentwood, TN 37027
(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 21st day of July, 19 97.

P. Anthony Sparrow by Nancy B Sparrow Atty in Fact
P. Anthony Sparrow by Nancy B. Sparrow as his attorney in fact

Nancy B Sparrow
Nancy B. Sparrow

BOOK 10540 PG 494

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 XXXXXXXXXXXXXXXXXXXXXXXX, Nancy B. Sparrow

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 at Nashville, Tennessee, this 21st day of July 1997

Commission expires 7/25/98

Notary Public

ALAN D. MAYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

State of Tennessee
County of DAVIDSON

On this the 21ST day of JULY, 1997, before me personally appeared NANCY B. SPARROW to me known to be the person who executed the foregoing instrument in behalf of P. ANTHONY SPARROW as HIS Attorney in Fact, and acknowledged that SHE executed the same as the free act and deed of the said P. ANTHONY SPARROW.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 21ST day of JULY, 1997.

Notary Public

ALAN D. MAYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/25/98

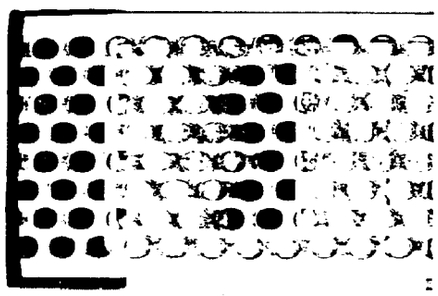
8:22 07/24 97 ...

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10540 PG 495

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

DART 232000.00

CO TX 858.40

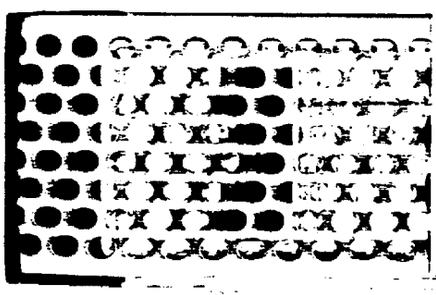
PRFEE 1.00

MISC 8.00

TOTAL 867.40

CHECK 867.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/24/97 01 0113 8332



0329680

IDENTIFICATION REFERENCE

97 JUL 24 AM 9:36

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1177898