BOOK 10543 PG 616

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 $ 90,000.00

Sheron Winters
Affiant

Subscribed and sworn to before me, this 24th day of July, 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.
SHERON WINTERS 1806 Russell Street Nashville, Tennessee 37206	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 83-14 PARCEL 141

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY THOUSAND AND NO/100 ---------- ($ 90,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, WILLIAM MICHAEL McSURDY and wife, CECILY VANN McSURDY hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SHERON WINTERS, 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 Lot No. 63 of Block "B" on the Plan of Priest Home Place of record in Book 161, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to William Michael McSurdy and wife, Cecily Vann McSurdy, by deed from Mary Ellen Buck, an unmarried person, of record in Book 8228, page 918, Register's Office for Davidson County, Tennessee.

0330551 IDENTIFICATION REFERENCE PICK-UP

9168 07/28 0101 03CHECK 342.00

07 JUL 28 AM 10:02 REGISTER DAVIDSON CO. TN.

This is improved property known as 1806 Russell Street, Nashville, Tennessee 37206

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 s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have 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 Priest Home Place Block "B" of record in Book 161, page 102, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their 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 we have hereunto set our hands on this the 24th day of July, 19 97.

William Michael McSurdy
WILLIAM MICHAEL McSURDY

Cecily Van McSurdy
CECILY VANN McSURDY

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 WILLIAM MICHAEL McSURDY and wife, CECILY VANN McSURDY, 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 this 24th day of July, 1997.

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

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

RECEIVED OF _____

FOR _____

BOOK 10543 PG 618

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

07/28/97 01 10:04 0001 9168

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0330551
IDENTIFICATION/REFERENCE

97 JUL 28 AM 10: 02
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1178820