File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

BOOK 10543 PG 870

#14794

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
TOM MULGREW (NAME)	FTB MORTGAGE COMPANIES (NAME)	MAP 159-02
1219 Carl Seyfert Memorial Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 146 (STREET ADDRESS)	PARCEL 33
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	FB# FH23813

FOR AND IN 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, DONALD R. WHEELER, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TOM MULGREW AND WIFE, LA-VOE MULGREW

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 4 on the Plan of Galaxy Estates, as of record in Plat Book 4175, page 77, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Donald R. Wheeler and wife, Gloria June Wheeler by deed from Haury and Smith Contractors, Inc. of record in Book 4737, page 524, said Register's Office, the said Gloria June Wheeler having since died and Donald R. Wheeler having since married.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee(s); (2) Easements of record in Book 7825, page 121; and (3) All matters appearing on the Plan of record in Plat Book 4175, page 77, said Register's Office.

Jane Ann Wheeler, spouse of Donald R. Wheeler, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Donald R. Wheeler.

0332253 IDENTIF. & REFERENCE

97 JUL 31 AM 10:39
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

1092 07/31 0101 03CHECK 1322.50

This is improved XX unimproved ( ) property, known as 1219 Carl Seyfert Memorial Drive, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of July, 19 97

Donald R. Wheeler
DONALD R. WHEELER

Jane Ann Wheeler
JANE ANN WHEELER

STATE OF TENNESSEE
COUNTY OF Williamson

pg 10543 pg 871

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD R. WHEELER and JANE ANN WHEELER

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of July, 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00

Tom Mulgrew
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 19 97

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

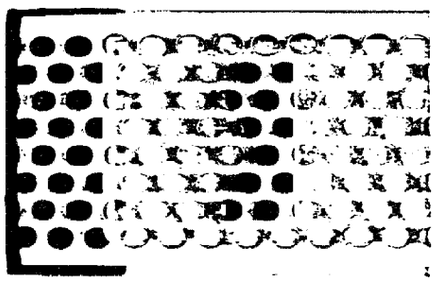
WARRANTY DEED

FROM ~~DONALD R. WHEELER~~

TO ~~TOM MULGREW AND WIFE, LA-VOE~~ MULGREW

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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



RECEIVED OF _____

FOR _____

BOOK 11549 PG 872

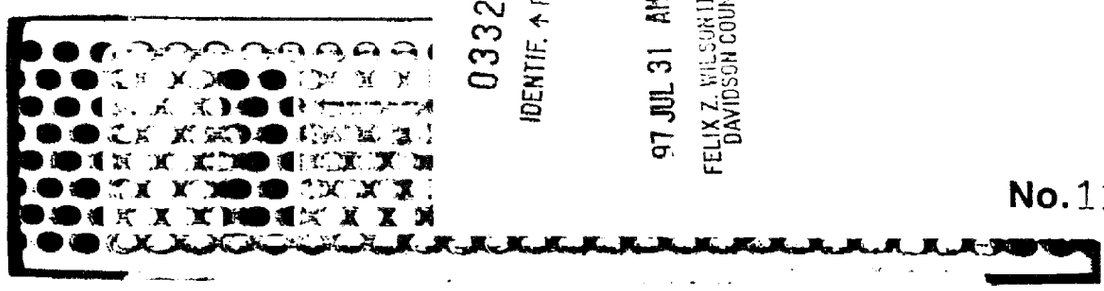
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
355000.00
CON TX 1313.50
PRFEE 1.00
WDEED 8.00
TOTAL 1322.50
CHECK 1322.50

07/31/97 01 10:45 0001 1092

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0332253
IDENTIF. ^ REFERENCE

97 JUL 31 AM10:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1180734