BOOK 10563 PG 169

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Linda Cotton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Mail

THIS INSTRUMENT WAS PREPARED BY
CHARLES H. BEATY ATTY BPR#2282, 109 STADIUM DRIVE, HENDERSONVILLE, TENNESSEE 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LINDA COTTON (NAME)	FT MORTGAGE COMPANIES, D/B/A (NAME)	MAP 69-4
105 EVE CIRCLE (ADDRESS)	P.O. BOX 146 (ADDRESS)	PARCEL 126
NASHVILLE, TN 37218 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38101 (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, FLORENCE B. HEREFORD, ISIAH HEREFORD, JR., PHYLLIS HINES HEREFORD, AURELIA LYNN HEREFORD AND CLARICE LUCILLE HEREFORD AND RONALD K.NEVIN, CTA/DBN ADMINISTRATOR,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINDA COTTON, A SINGLE PERSON

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. 186 on the Plan of Haynes Park, Section 2, of record in Plat Book 4460, page 51, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Isiah Hereford and wife, Florence Bond Hereford by deed from Phillip H. Miller, Trustee of record in Book 5852, page 799, Register's Office for Davidson County, Tennessee. The said Isiah Hereford died in testate.

Title vested in Florence Bond Hereford, Isiah Hereford, Jr., Phyllis Hines Hereford, Aurelia Lynn Hereford and Clarice Lucille Hereford by Court order Docket No. 95P-1825 by Probate Court of record in Minute Book 410, page 660, Register's Office for Davidson County, Tennessee. And by Probate Court in the Register's Office for Davidson County, Tennessee, of record in Minute Book 416, page 608.

Ronald K. Nevin was ordered to sign a deed to convey property as administrator.

*OF THE ESTATE OF ISIAH HEREFORD, SR.
This conveyance is made subject to restrictive covenants of record in Book

CONTINUED

unimproved ( )
This is improved (X) property, known as 105 EVE CIRCLE, NASHVILLE, TN 37218
(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 5th day of August 19 97

FLORENCE B. HEREFORD
By: Florence B. Hereford
RONALD K. NEVIN, ATTORNEY-IN-FACT

PHYLLIS HINES HEREFORD
By: Phyllis Hines Hereford
RONALD K. NEVIN, ATTORNEY-IN-FACT

ISIAH HEREFORD, JR.
By: Isiah Hereford Jr.
RONALD K. NEVIN, ATTORNEY-IN-FACT

AURELIA LYNN HEREFORD
By: Aurelia Lynn Hereford
RONALD K. NEVIN, ATTORNEY-IN-FACT

CLARICE LUCILLE HEREFORD
BY: Clarice Lucille Hereford
RONALD K. NEVIN, ATTORNEY-IN-FACT

Ronald K. Nevin
BY: RONALD K. NEVIN, CTA/DBN, ADMINISTRATOR
OF THE ESTATE OF ISIAH HEREFORD, SR.

4552, Page 634, Book 4593, page 70 as correded in Book 6227, page 788, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and paid by the Grantee(s) herein.

STATE OF TENNESSEE)
COUNTY OF SUMNER)

On this August 5, 1997, before me personally appeared RONALD K. NEVIN, to me known (or proven to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of FLORENCE B. HEREFORD, ISIAH HEREFORD, JR., PHYLLIS HINES HEREFORD, AURELIA LYNN HEREFORD AND CLARICE LUCILLE HEREFORD, and acknowledged that he executed the same as the free act and deed of said FLORENCE B. HEREFORD, ISIAH HEREFORD, JR., PHYLLIS HINES HEREFORD, AURELIA LYNN HEREFORD AND CLARICE LUCILLE HEREFORD.

Witness by hand and official seal at Nashville, Tennessee, this 5TH of AUGUST, 1997.

NOTARY PUBLIC

My Commission Expires 11/22/97

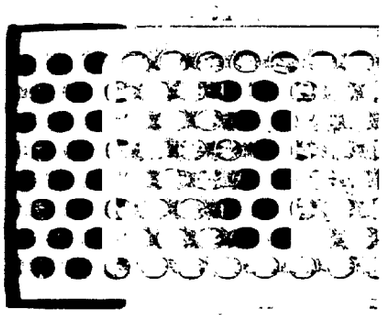
STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONALD K. NEVIN, CTA/DBN, ADMINISTRATOR OF THE ESTATE OF ISIAH HEREFORD, SR. the bargainor(s), 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 at Nashville, Tennessee, this 5th of August, 1997.

NOTARY PUBLIC

My Commission Expires: 11/22/97

0133852
IDENTIFICATION REFERENCE
MAIL ENV.
97 AUG -8 PM 2:18
FELIX Z. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.
5002 08/08 0101 03CHECK 286.50



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

RECEIVED OF _____

FOR _____

BOOK 10563 PG 171

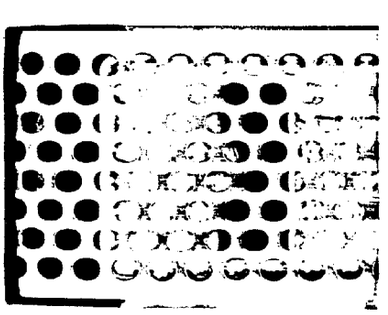
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
TOTAL	286.50
CHECK	286.50

08/08/97 01 14:18 0001 5002

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0335852
IDENTIFICATION REFERENCE

97 AUG -8 PM 2:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1184589