WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Donald H. Helton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 19 97

Kay D. Hoard
Notary Public

MY COMMISSION EXPIRES: 11/20/97
(AFFIX SEAL)

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
DONALD H. HELTON (NAME)	FT MORTGAGE COMPANIES, D/B/A (NAME)	MAP 44-14
1229 DONELSON AVENUE (ADDRESS)	P.O. BOX 146 (ADDRESS)	PARCEL 78
OLD HICKORY, TN 37138 (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, RUTH CRAIG KELLEY, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD H. HELTON AND WIFE, MARIBETH HELTON

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 the 4th Civil District of Davidson County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Section 1, Rolling Green Subdivision, Village of Old Hickory, of record in Plat Book 1424, page 75, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property devised to Ruth Craig Kelley by Last Will and Testament of Grace L. Robertson, filed in Probate Court of record in Will Book 211, page 375, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantee(s) herein.

The property being conveyed herein is not the place of residence of the Grantors and or their spouses.

unimproved ( )
This is improved (X) property, known as 1229 DONELSON AVENUE, OLD HICKORY, TN 37138
(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 my hand this 7th day of August, 19 97

Ruth Craig Kelley
RUTH CRAIG KELLEY

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 RUTH CRAIG KELLEY, MARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at HENDERSONVILLE, Tennessee, this 7th day of August, 19 97.

Commission expires 11/22/97

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

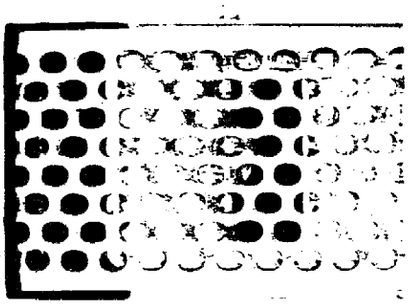
6222 08/13 0101 03CHECK 268.00

0336983
IDENTIF. ↑ REFERENCE

97 AUG 13 AM 8:29
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

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



RECEIVED OF _____

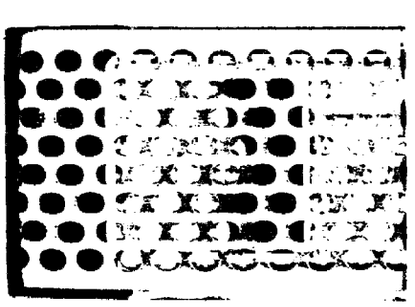
FOR _____

BOOK 10567 PG 96

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
				CASH 70000.00
				CON TX 259.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 268.00
				CHECK 268.00
08/13/97	01			08:31 0001 6122

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0336983
IDENTIF. # REFERENCE

97 AUG 13 AM 8:29

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1185798