BOOK 10585 PG 472

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35868)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES AT LARGE 11/8/98

OFFICIAL 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
Roger Ferris (NAME)	FT Mortgage Companies d/b/a (NAME)	83-14-175
1606 Fatherland Street (ADDRESS)	P.O. Box 146 (ADDRESS)	23W-5295
Nashville, Tn 37206 (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, Roger K. Yates

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger Ferris and wife, Pamela A. Ferris

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. 76 on the Map of A. V. S. Lindsley's Subdivision of Chadwell Tract, as of record in Chancery Court Book 2, Page 24.

Said Lot No. 76 fronts 50 feet on the southerly margin of Fatherland Street (Van Sinderin) and runs back 151.8 feet on the easterly line and 152.5 feet on the westerly line, to a line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Roger K. Yates and Kent E. Groves by deed from Roger K. Yates of record in Book 5488, Page 286; and by deed from Larry R. Cole of record in Book 5387, Page 377, Register's Office for Davidson County, Tennessee. The said Kent E. Groves has since died.

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

97 AUG 28 AM 11:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE 034217

unimproved ( )
This is improved (X) property, known as 1606 Fatherland Street, Nashville, Tn 37206
(House Number) (Street) (P.O. Address) (City or Town) (Post Office 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 26th day of August, 19 97

Roger K. Yates by Cindy Evans, Attorney-in-Fact

Roger K. Yates by Cindy Evans as his attorney in fact

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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 ~~Roger K. Yates~~

the bargainor _____, 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 26th day of August 19 97.

Commission expires _____

_____
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

State of Tennessee
County of DAVIDSON

On this the 26TH day of AUGUST, 1997, before me personally appeared CINDY EVANS to me known to be the person who executed the foregoing instrument in behalf of ROGER K. YATES as HIS Attorney in Fact, and acknowledged that SHE executed the same as the free act and deed of the said ROGER K. YATES.

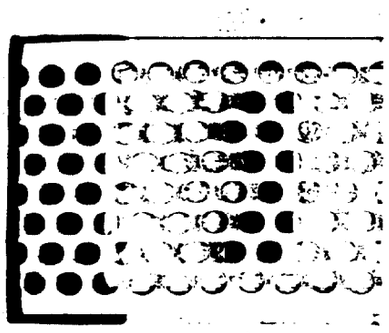
Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 26TH day of AUGUST 1997.

ALAN L. CATE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 11/28/98

2129 08/28 0101 03CHECK 323.50



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

RECEIVED OF _____

FOR _____

BOOK 10585 PG 474

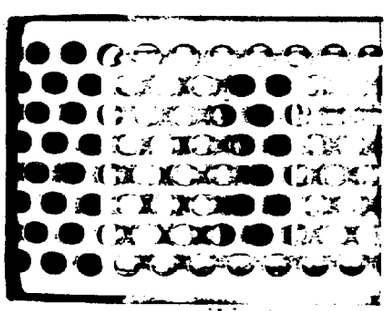
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

08/28/97 01 11:05 0001 2129

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0342417
IDENTIF. ↑ REFERENCE

97 AUG 28 AM 11:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1191637