WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF August, 19 97.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES May 23, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon D. Bunch (NAME)	FT Mortgage Companies d/b/a (NAME)	MAP 53-16
411 Pitts Avenue (ADDRESS)	First Tennessee Mortgage Company, Inc. P. O. Box 146 (ADDRESS)	PARCEL 75
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, Estate of Christine Bivins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shannon D. Bunch and wife, Dalphna R. Bunch

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 part of Lot No. 10 as shown on an unrecorded map of the Life and Casualty Insurance Company's property, described according to a survey made by Harvey Gee, September 7, 1948, as follows:

Beginning on the westerly margin of Pitts Avenue at a point 15 feet south of the intersection of Pitts Avenue and the southerly margin of the Tennessee Central Railroad Right-of-Way; thence North 50 deg. 05' West 440 feet to an iron pin; thence South 33 deg. 50' West 90 feet to an iron pin in a fence line; thence with said fence line, South 50 deg. 20' East 448 feet to an iron pin in the westerly margin of Pitts Avenue; thence with said Avenue, northweardly 90 feet to the beginning.

Being the same property conveyed to E. C. Bivins and wife, Christine Bivins by deed from F. A. Nichols and wife, Virgle A. Nichols of record in Book 1644, Page 459, Register's Office for Davidson County, Tennessee. The said E. C. Bivins having since died on June 14, 1988 and the said Christine Bivins having since died on February 13, 1996.

THE SAID CHRISTINE BIVINS IS THE SAME PERSON AS CHRISTINE REESE BIVINS AND/OR CHRISTINE ELIZABETH BIVINS.

unimproved ( )
This is improved (X) property, known as 411 Pitts 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 our hand s this 28th day of August, 19 97

Estate of Christine Bivins

By: Eddie Eugene Bivins
Eddie Eugene Bivins, Devisee & Executor

Attest: David L. Bivins
David L. Bivins, Devisee

BOOK 10589 PG 368

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Eddie Eugene Bivins, as Devisee under the Will of Christine Reese Bivins and as Executor of Estate and David L. Bivins as Devisee under the Will of Christine Reese Bivins

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 at Madison, Tennessee, this 28th day of August 1997

Commission expires 5/23/98

Diane L. Gilbreath
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Eddie Eugene Bivins and David L. Bivins, with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Devisee & Executor and Devisee respectively of the Estate of Christine Bivins the within named bargainor, and corporation, and that they as such Devisee & Executor and Devisee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Eddie Eugene Bivins as such Devisee & Executor, and attesting the same by the said David L. Bivins as such Devisee.

Witness my hand and official seal at office at Madison, TN on this the 28th day of August 1997.

My commission expires May 23, 1998

Notary Public

MAIL ENV.

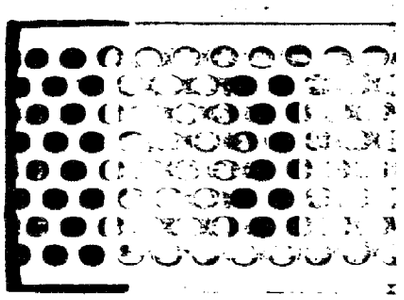
3173 09/02 0101 03CHECK 284.65

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

97 SEP -2 AM 10:19

IDENTIFICATION REFERENCE

034405



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10589 PG 369

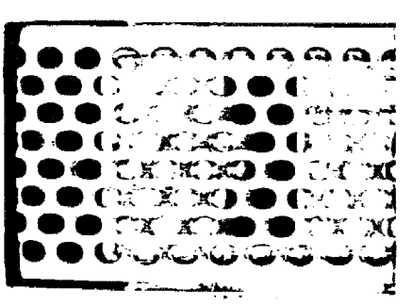
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 74500.00
CON TX 275.65
PRFEE 1.00
WDEED 8.00
TOTAL 284.65
CHECK 284.65

09/02/97 01 10:20 0001 3173

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0343405
IDENTIF. & REFERENCE

97 SEP -2 AM 10:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1192667