BOOK 10592 PG 991

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

P. Rene Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 19 97

OFFICIAL SEAL
SUSAN HAAG
NOTARY PUBLIC - TENNESSEE
SUMNER COUNTY
My Comm. Expires June 21, 2000

Susan Haag
Notary Public

MY COMMISSION EXPIRES: June 21, 2000
(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
P. RENE BALLARD (NAME)	FT MORTGAGE COMPANIES, D/B/A (NAME)	MAP 72-8
2229 STRATFORD AVENUE (ADDRESS)	P.O. BOX 146 (ADDRESS)	PARCEL 149
NASHVILLE, TN 37216 (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, BILLY H. CAREY AND MARY ANN CAREY SMITH, HEIRS AT LAW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO P. RENE BALLARD AND MICHAEL T. SCHEER, BOTH UNMARRIED

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. 88 on the Map of Section One, Dalewood, of record in Book 1424, page 108, 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 Julius H. Carey and wife, Kathryn Dale Carey, by deed from Vollie L. McCollum and wife, Virginia H. McCollum of record in Book 2348, page 379, Register's Office for Davidson County, Tennessee. The said Julius H. Carey having since died, with the said Kathryn Dale Carey having predeceased him. The said Julius H. Carey having since re-married to Annie Stinson Carey. Annie Stinson Carey, Billy H. Carey and Mary Ann Carey Smith being the sole Heirs-At-Law of Julius H. Carey. Annie Stinson Carey, Step-Mother, quit claims and conveys all of her right, title and interest to Billy H. Carey and Mary Ann Carey Smith by Quitclaim Deed of record in Book 8165, page 269, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1729, Page 154, 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.

This is improved (X) unimproved ( ) property, known as 2229 STRATFORD AVENUE, NASHVILLE, TN 37216
(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 29th day of August 19 97

Billy H. Carey
BILLY H. CAREY

Mary Ann Carey Smith
MARY ANN CAREY SMITH
By: Billy H. Carey Attorney in Fact
BILLY H. CAREY, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

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

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 SUMNER)

On this August 29, 1997, before me personally appeared Billy H. Carey, 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 Mary Ann Carey Smith, and acknowledged that he executed the same as the free act and deed of said Mary Ann Carey Smith. Witness by hand and official seal at Hendersonville, Tennessee, this 29th of August, 1997.

Susan Haag
NOTARY PUBLIC SU

My Commission Expires 6/21/2000

OFFICIAL SEAL
SUSAN HAAG
NOTARY PUBLIC - TENNESSEE
SUMNER COUNTY
My Comm. Expires June 21, 2000

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 Billy H. Carey 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 29th of August, 1997.

Susan Haag
NOTARY PUBLIC SUSAN HAAG

My Commission Expires 6/21/2000

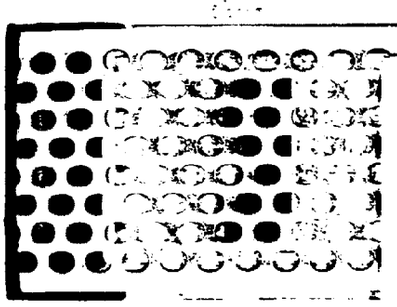
OFFICIAL SEAL
SUSAN HAAG
NOTARY PUBLIC - TENNESSEE
SUMNER COUNTY
My Comm. Expires June 21, 2000

0344310
IDENTIFICATION REFERENCE

97 SEP -3 PM 1:14

FELIX [illegible]
DAVIDSON COUNTY, TN.
REGISTER

4116 09/03 0101 03CHECK 260.60



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

RECEIVED OF _____

FOR _____

BOOK 10592 PG 993

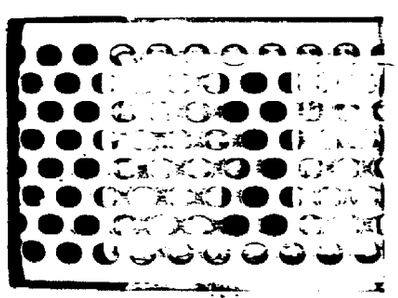
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	68000.00
CON TX	251.60
PRFEE	1.00
WDEED	8.00
TOTAL	260.60
CHECK	260.60

09/03/97 01 13:13 0001 4116

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0344310
IDENTIFICATION REFERENCE

97 SEP -3 PM 1:14

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

No. 1193596

VOID

BOOK 10592 PG 994

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9-3-97