BOX 15

WARRANTY DEED

BOOK 10594 PG 391

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

James A. Terrell
Affiant

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

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Terrell (NAME)	FT Mortgage Companies (NAME)	104-15 #401
2117 Westwood Avenue (ADDRESS)	2974 LBJ Freeway, Suite 200 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Dallas, TX 75234 (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, Charles Lee Hearn and Mary Alice Hearn Heard and Nancy Hearn Clark and Mildred Hearn Dillard and Marcia Hearn Stovall and Suzanne Hearn Lusk HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Terrell, married

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. 2 on the Resubdivision of Lot No. 55 Plan of Bel-Air, as of record in Book 2854, page 134, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to C. Aubrey Hearn and wife, Florence Connor Hearn by deed from T. A. Petty and wife, Bertha M. Petty of record in Book 1238, page 103, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Charles Lee Hearn, Mary Alice Hearn Heard, Nancy Hearn Clark, Mildred Hearn Dillard, Marcia Hearn Stovall, Suzanne Hearn Lusk (being all the devisees under the Last Will and Testament of Florence C. Hearn) and William H. Lassister, Jr., Executor of the Estate of Florence C. Hearn, having quitclaimed said property to Charles Lee Hearn, Mary Alice Hearn Heard, Nancy Hearn Clark, Milderd Hearn Dillard, Marcia Hearn Stovall and Suzanne Hearn Lusk, and undivided interest each as tenants in common, their successors, heirs and assigns all their right, title and interest of record in Book 10531, page 889, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

4426 09/03 0101 03CHECK 453.00

unimproved ( )
This is improved (X) property, known as 2117 Westwood Avenue, Nashville, TN 37212
(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

Charles Lee Hearn

Charles Lee Hearn

Nancy Hearn Clark by Charles Lee Hearn Atty. in Fact

Nancy Hearn Clark

Mary Alice Hearn Heard by Charles Lee Hearn Atty. in Fact

Mary Alice Hearn Heard

Mildred Hearn Dillard by Charles Lee Hearn Atty. in Fact

Mildred Hearn Dillard

Marcia Hearn Stovall by Charles Lee Hearn Atty. in Fact

Marcia Hearn Stovall

Suzanne Hearn Lusk by Charles Lee Hearn Atty. in Fact

Suzanne Hearn Lusk

BOOK 10594 PG 392

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 Charles Lee Hearn

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 Nashville, Tennessee, this 28th day of August, 1997

Commission expires April 22, 2001

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 28th day of August, 1997, before me personally appeared Charles Lee Hearn, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Mary Alice Hearn Heard, Nancy Hearn Clark, Mildred Hearn Dillard, Marcia Hearn Stovall and Suzanne Hearn Lusk, and acknowledged that he executed the same as the free act and deed of the said Mary Alice Hearn Heard, Nancy Hearn Clark, Mildred Hearn Dillard, Marcia Hearn Stovall and Suzanne Hearn Lusk.

My Commission Expires: April 22, 2001

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Warranty Deed from Charles Lee Hearn and Mary Alice Hearn Heard and Nancy Hearn Clark and Mildred Hearn Dillard, to James A. Terrell.

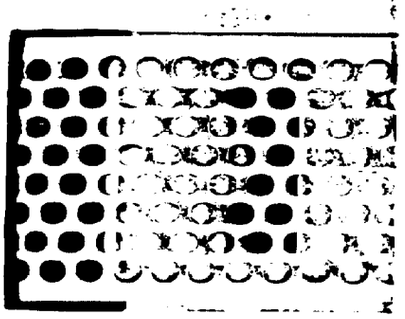
Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

97 SEP -3 PM 4:14

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

(1344609)



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

RECEIVED OF _____

FOR _____

BOOK 10594 PG 393

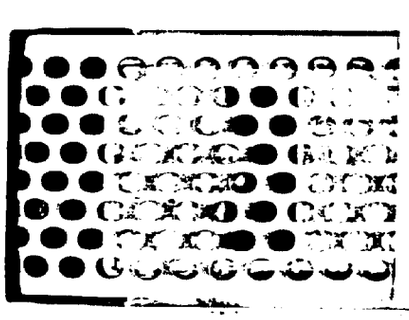
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
120000.00
CON TX 444.00
PRFEE 1.00
WDEED 8.00
TOTAL 453.00
CHECK 453.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/03/97 01 15:14 0001 4426



0344609
IDENTIF. & REFERENCE

97 SEP -3 PM 4:14
FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No.1193906