50B

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE 10595:329
Bankers Title & Escrow Corp. 3310 West End Avenue, Suite 410 Nashville, Tennessee 37203	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 191,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 19 97 Notary Public MY COMMISSION EXPIRES: 9-22-2000 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Biga (NAME)	First Trust Mortgage Company (NAME)	141-12-C-80CO
7257 River Bend Drive (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (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, Donn M. Smith and wife, Teresa P. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Biga and wife, Lenys Biga

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. 80 on the Plan of River Bend, of record in Plat Book 6900, pages 504 and 505, as amended in Book 7465, page 833, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Donn M. Smith and wife, Teresa P. Smith by deed from Construction Associates, Inc., of record in Book 7725, page 815, Register's Office for Davidson County, Tennessee.

0134860

IDENTIFICATION REFERENCE

97 SEP -4 PM 12:22

FILED & RECORDED
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 7257 River Bend Drive, Nashville, Tennessee 37221
(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

Donn M. Smith

Teresa P. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

10395 339

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donn M. Smith and wife, Teresa P. Smith

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 29th day of August, 19 97.

Commission expires Sept 23, 2000

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

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

4694 09/04 0101 03CHECK

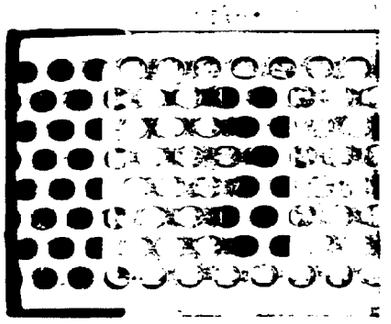
719-03

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

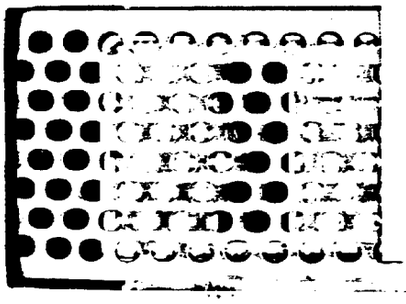
FOR _____

10595 PG 331

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
			CHRT	
				191900.00
			CON TX	710.03
			PRFEE	1.00
			WDEED	8.00
			TOTAL	719.03
			CHECK	719.03
09/04/97	01	12:24	0001	4694

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0344860

IDENTIF. & REFERENCE

97 SEP -4 PM 12:22

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

No.1194171