File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10636 PG 76

#14930

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
BRAD FRANKLIN SPEIGHT (NAME)	FT MORTGAGE COMPANIES (NAME)	130-3
612 Westview Avenue (STREET ADDRESS OR ROUTE NUMBER)	10741 King William Drive (STREET ADDRESS)	51
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Dallas, TX 75220 (CITY) (STATE) (ZIP)	BM2885

FOR AND IN 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, DOUGLAS M. RICE AND WIFE, MARY BETH RICE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRAD FRANKLIN SPEIGHT AND WIFE, HOLLY DODSON SPEIGHT

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 parts of Lots Nos. 19 and 20, Block 11, and part of an unnumbered lot immediately east of Lot No. 19, part of an unnamed street (now closed) lying between Blocks 11 and 12, and part of Lot 1, Block 12, on the Plan of a Resubdivision of a part of Royal Oaks, as of record in Book 974, page 4, and 5, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Westview Avenue, at the southwest corner of the property conveyed to A.D. Reed and wife, as of record in Book 1149, page 140, said Register's Office; thence with Reed's southerly line, easterly 200 feet to a stake; thence southerly 162 feet 5 inches to a point; thence westerly 203.5 feet to a point in the easterly margin of Westview Avenue; thence with the margin of the same, northwardly 130 feet to the point of beginning.

Being the same property conveyed to Douglas M. Rice and wife, Mary Beth Rice by deed from J. Ronald Scott and wife, Elaina Scott of record in Book 8570, page 359, said Register's Office.

This conveyance is made subject to: (1) Easements of record in Book 6635, page 928; and (4) All matters appearing on the Plan of record in Book 974, pages 4 and 5, said Register's Office.

0356143

IDENTIF. # REFERENCE

97 OCT -6 PM 12:50

FELIX Z. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN.

6792 10/06 0101 03CHECK 1692.50

unimproved ( )
This is improved (XXX) property, known as 612 Westview Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of October, 19 97.

Douglas M. Rice by Mary Beth Rice
DOUGLAS M. RICE
BY: MARY BETH RICE, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

Mary Beth Rice
MARY BETH RICE

STATE OF TENNESSEE
COUNTY OF Davidson BOOK 10636 PG 77

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY BETH RICE

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of October, 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY BETH RICE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes there contained, and who further acknowledged that she is the Attorney-In-Fact for the said DOUGLAS M. RICE and is authorized by the said DOUGLAS M. RICE to execute this instrument on his behalf.

Witness my hand, at Office, this 1st day of October, 1997.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 19 97

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

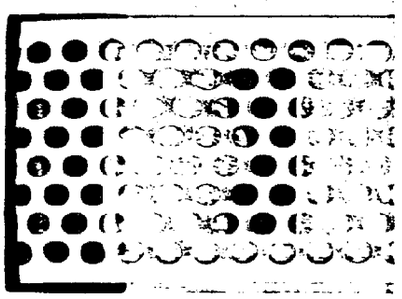
Notary Public

WARRANTY DEED

FROM: DOUGLAS M. RICE AND WIFE, MARY BETH RICE

TO: BRAD FRANKLIN SPEIGHT AND WIFE, HOLLY DODSON SPEIGHT

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 10636 PG 78

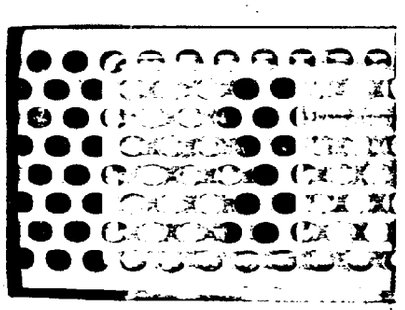
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	455000.00
CON TX	1683.50
PRFEE	1.00
WDEED	8.00
TOTAL	1692.50
CHECK	1692.50

10/06/97 01 12:51 0001 6792

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0356143
IDENTIF. & REFERENCE

97 OCT -6 PM 12:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1206130