WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36025)

BOOK 10644 PG 749

STATE OF TENNESSEE #97-10-16A
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF October 19 97

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

MY COMMISSION EXPIRES: ~~NOV 24, 1999~~ 11/28/98

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANTHONY KERR (NAME)	FIRST TRUST MORTGAGE COMPANY (NAME)	MAP 147-14
615 Watsonwood Drive (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	PARCEL 032
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	FB 06DU-66535

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~~ I, KYLEE HAVILAND FRANCESCON, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANTHONY KERR AND WIFE, DEIRDRE KERR, AND JOHN V. COOK, A MARRIED PERSON, WITH RIGHTS OF SURVIVORSHIP

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. 326 on the Plan of Whispering Hills, Section 2-A, as of record in Plat Book 2331, Page 132, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kylee Haviland, unmarried, by Deed from Eric Ghianni and wife, Beverly A. Davenport Ghianni, of record in Book 9300, Page 764, Register's Office for Davidson County, Tennessee. The said Kylee Haviland having since married, now being known as Kylee Haviland Francescon.

CHRISTOPHER M. FRANCESCON, spouse of the above named Kylee Haviland Francescon, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

THIS instrument is being executed in behalf of Kylee Haviland Francescon pursuant to a Power of Attorney executed by same on the 7th day of October, 1997, and being filed for record simultaneously herewith.

THE said Christopher M. Francescon and Chris Francescon are one and the same person.

unimproved ( )
This is improved (X) property, known as 615 Watsonwood Drive, Nashville, TN 37211
(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 8th day of October 1997

KYLEE HAVILAND FRANCESCON
By: Kylee M. Francesco By Christopher M. Francesco
CHRISTOPHER M. FRANCESCON, ATTORNEY-IN-FACT

Christopher M. Francesco
CHRISTOPHER M. FRANCESCON

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 Christopher M. Francescon, 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 office at Brentwood, Tennessee, this 8th day of October, 1997.

Notary Public

My Commission Expires: 7-24-99

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of October, 1997, before me personally appeared Christopher M. Francescon, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Kylee Haviland Francescon, and acknowledged that he executed the same as the free act and deed of the said Kylee Haviland Francescon.

Notary Public

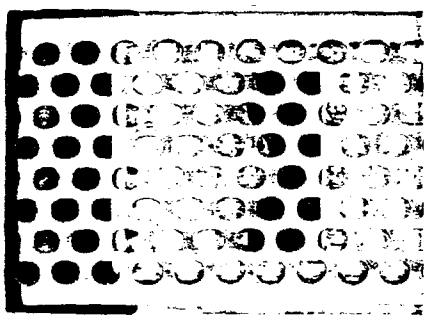
My Commission Expires: 7-24-99

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

9507 10/14 0101 03CHECK 377.15

97 OCT 14 AM 9:35

03586744



OFFICIAL RECEIPT

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

RECEIVED OF _____

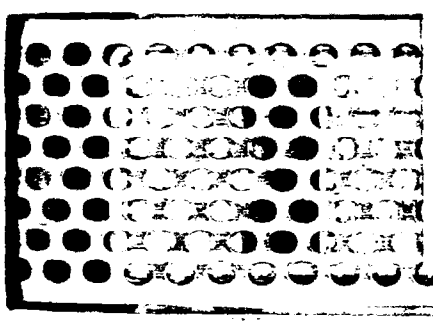
FOR _____

BOOK 10644 PG 751

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
			CON TX	368.15
			PRFEE	1.00
			WDEED	8.00
			TOTAL	377.15
			CHECK	377.15
10/14/97	01		09:35 0001	9507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0358674
IDENTIFICATION REFERENCE

97 OCT 14 AM 9:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1208818