WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Donald G. Sizemore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October 19 97

Aaron Adams
Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONALD G. SIZEMORE (NAME)	FT MORTGAGE COMPANIES d/b/a FIRS (NAME)	MAP 26-06
105 BROCKHAMPTON COURT (ADDRESS)	P. O. BOX 146 (ADDRESS)	PARCEL
GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38101 (CITY) (STATE) (ZIP)	40

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, BENEFICIARIES UNDER THE LAST WILL AND TESTATMENT OF ESTELLE H. EVANS, BEING RICHARD M. EVANS, KENNETH RANDALL EVANS AND KATHY GAY EVANS DURHAM by and through RICHARD M. EVANS, Attorney in Fact HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD G. SIZEMORE AND WIFE, DEBORAH A. SIZEMORE

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. 116, of Windsor Green, a Planned Unit Development, as of record in Book 6250, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Estelle H. Evans, unmarried, by deed of record in Book 6474, page 790, Register's Office for Davidson County, Tennessee, the said Estelle H. Evans having died September 11, 1996. Pursuant to the Last Will and Testament of Estelle Heflin McAllister the property was devised to her three childred being Richard M. Evans, Kenneth Randall Evans and Kathy Gay Evans Durham.

ESTELLE H. EVANS AND ESTELLE HEFLIN McALLISTER was one and the same person.

RICHARD M. EVANS executes this instrument as Attorney in Fact for KATHY GAY EVANS DURHAM pursuant to Special Power of Attorney recorded simultaneously herewith.

This is not the principal residence of the Grantors.

This is the same legal description as on the previous deed of record.

MAIL ENV.

97 OCT 21 PM 1:31
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0361281

unimproved ( )
This is improved (X) property, known as 105 BROCKHAMPTON COURT, GOODLETTSVILLE, TN 37072
(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 17th day of October 19 97

Richard M Evans — RICHARD M. EVANS
Kenneth Randall Evans — KENNETH RANDALL EVANS
Kathy Gay Evans Durh — KATHY GAY EVANS DURHAM

BY: Richard M Evans
RICHARD M. EVANS, ATTORNEY IN FACT
Attorney in fact.

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 RICHARD M. EVANS AND KENNETH RANDALL EVANS

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the y executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 17th day of October, 19 97

Commission expires January 24, 1998

Aaron Adams
Notary Public

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 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

2309 10/21 0101 03CHECK 349.40

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, RICHARD M. EVANS, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for KATHY GAY EVANS DURHAM, and is authorized by KATHY GAY EVANS DURHAM, to execute this instrument on her behalf.

Witness my hand and official seal this the 17thday of October, 199_.

Aaron Adams
NOTARY PUBLIC

My commission expires: January 24, 1998

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10653 PG 159

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	92000-00
CON TX	340-40
PRFEE	1-00
WDEED	8-00
TOTAL	349-40
CHECK	349-40

10/21/97 01 13:34 0001 2309

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

037281
IDENTIFICATION REFERENCE

97 OCT 21 PM 1:31

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

No. 1211586