BOOK 10685 PG 149

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 2636849

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,833.00

J. Edward Ray
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF November, 19 97

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct 4003143
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Steven Turock and wife, (NAME)	FT Mortgage Companies, d/b/a (NAME)	75-11-259
4310 Baton Rouge Dr. (ADDRESS)	P.O.Box 146 (ADDRESS)	4D-91284
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 69,833.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

I, J. Edward Ray, an unmarried person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Steven Turock and wife, Sharon L. Caldwell

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 85-B**, on the plan of **Rachel's Square**, Section Two, Zone Lot Division, as of record at **Book 6250, page 542**, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book **10283** , page **454**, said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:

1. 1997 property taxes in the amount of $586.15, and back taxes, are PAID IN FULL, as listed to Map-Parcel: 75-11-259; Field Book #: 4D-91284; at the street address of 4310 Baton Rouge Dr., Hermitage, TN 37076.

2. Restrictive Covnenats of record at Book 6455, page 135, and as shown on said plan at Book 6250, page 542; and, Declarations of Covenants, Conditions, and Restrictions as of record at Book 6619, page 777, as amended at Book 8030, page 757; and, easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

3. Easements, setback lines, notes, and/or other matters as shown on said plan at Book 6250, pages 538-543, amending Book 6231, pages 64-66 and Book 5200, pages 623-625 (all inclusive), said Register's Office.

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~~unimproved (==)~~
This is improved (X) property, known as 4310 Baton Rouge Dr., Hermitage, TN 37076
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 14th day of November, 19 97.

J. Edward Ray

J. Edward Ray

IDENTIFICATION REFERENCE

97 NOV 17 AM 8:28
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

03700714

PICK-UP

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

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named J. Edward Ray, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 this 14th day of November, 19 97.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that _____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

RECEIPT NO 010107 03CHECK

287

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

RECEIVED OF _____

FOR _____

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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 69833.00
CON TX 258.39
PRFEE 1.00
WDEED 8.00
TOTAL 267.39
CHECK 267.39
11/17/97 01 08:31 0001 1956

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03700074
IDENTIF. REFERENCE

97 NOV 17 AM 8:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1221115