BOOK 10701 PG 74

BOX #19B
G#97-11-62K

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,975.00

Jacqueline M. Burkhart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

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: MORTGAGEE:	MAP-PARCEL NUMBERS
JACQUELINE M. BURKHART (NAME)	FIRST TRUST MORTGAGE COMPANY (NAME)	MAP 086-08-0-A
208 Cahaba Cove (ADDRESS)	6525 Quail Hollow, Suite 300 (ADDRESS)	PARCEL 008co
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	FB #04D-93252

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, DOREEN K. LEITE AND HUSBAND, HARVEY W. LEITE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACQUELINE M. BURKHART, A SINGLE WOMAN

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. 411 on the Plan of Camden Woods, Phase II, a Planned Unit Development, as of record in Book 6900, Page 735, 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 Harvey W. Leite and wife, Doreen K. Leite, by Deed from Vincent G. Wolf and wife, Denise L. Wolf, of record in Book 9843, Page 852, and further conveyed to Doreen K. Leite, by Quitclaim Deed from Harvey W. Leite, of record in Book 9978, Page 431, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7620, Page 564, and as amended in Book 7657, Page 580, and in Book 7675, Page 926, said Register's Office; By-Laws of record in Book 7620, Page 583, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.

HARVEY W. Leite, spouse of the above named Doreen K. Leite, joins in this conveyance for the purpose of releasing any and all rights he may have in and

CONTINUED

This is unimproved ( ) improved (X) property, known as 208 Cahaba Cove, Hermitage, TN 37076 (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 26th day of November 1997

DOREEN K. LEITE Doreen K. Leite
By: Carole L. Brennan
CAROLE L. BRENNAN, ATTORNEY-IN-FACT

HARVEY W. LEITE
By: Harvey W. Leite
CAROLE L. BRENNAN, ATTORNEY-IN-FACT
Carole L. Brennan

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

to the above described property, especially his marital rights.

THIS instrument is being executed in behalf of Doreen K. Leite and husband, Harvey W. Leite, pursuant to a Power of Attorney executed by them on the 17th day of November, 1997, and being filed for record simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of November, 1997, before me personally appeared CAROLE L. BRENNAN, 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 DOREEN K. LEITE AND HUSBAND, HARVEY W. LEITE, and acknowledged that she executed the same as the free act and deed of the said DOREEN K. LEITE AND HUSBAND, HARVEY W. LEITE.

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: July 24, 1999

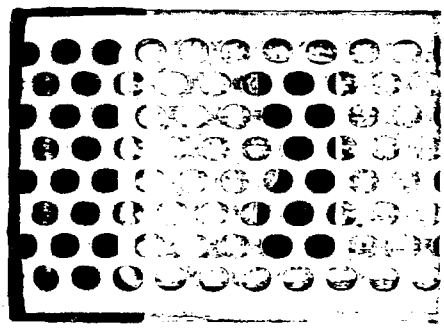
0374560

IDENTIFICATION REFERENCE

97 DEC -1 AM 11:27

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

5058 12/01 0101 03CHECK 415.91



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

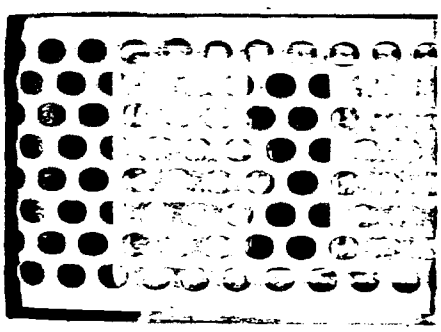
BOOK 10701 PG 76

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CASH
109975.00
CDN TX 406.91
PRFEE 1.00
WDEED 8.00
TOTAL 415.91
CHECK 415.91
12/01/97 01 11:29 0001 5058

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0374560
IDENTIFICATION REFERENCE

97 DEC -1 AM 11:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1225893