BOOK 10701 PG 598

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36155)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 1997.

Notary Public

MY COMMISSION EXPIRES: ~~October 9, 1999~~

(AFFIX SEAL) My Commission Expires MAR. 27, 1999

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Murphy	First Trust Mortgage Company	53-6B-96
(NAME) 2305 Riverway Drive	(NAME) 6525 Quail Hollow Road	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Memphis,Tennessee 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MAURICE JENKINS AND WIFE SYLVIA M. JENKINS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID MURPHY** 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. 145 on the Plan of Waterford Phase 5-B of record in Plat Book 7900, Page 838-839, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Maurice Jenkins and wife Sylvia M. Jenkins by deed of record in Book 9726, Page 601, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) property, known as 2305 Riverway Drive, Old Hickory, TN 37138
(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 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 my/our hand(s) this 24th day of November, 1997.

X Maurice Jenkins
Maurice Jenkins

X Sylvia M. Jenkins
Sylvia M. Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ~~Lori Holloway~~ Alan D. Mazer, a Notary Public in and for said County and State, the within named Maurice Jenkins and wife Sylvia M. Jenkins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee this 24th day of November, 1997.

Commission expires: ~~October 9, 1999~~ 7/25/98

~~Notary Public~~ Notary Public

ALAN D. MAZER NOTARY PUBLIC DAVIDSON COUNTY, TN

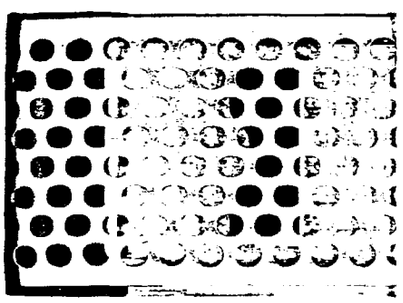
037,688

IDENTIFICATION REFERENCE

97 DEC -1 PM 1:44
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

FEE 12.00 0101 03CHECK 440.98

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



RECEIVED OF _____

FOR _____

BOOK 10701 PG 599

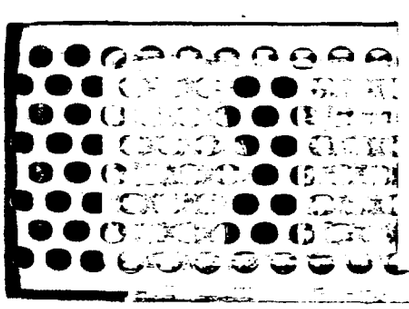
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	116750.00
CON TX	431.98
PRFEE	1.00
WDEED	8.00
TOTAL	440.98
CHECK	440.98

12/01/97 01 13:46 0001 518

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0374688
IDENTIFICATION REFERENCE

97 DEC -1 PM 1:44
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1226022