WARRANTY DEED

BOOK 10733 PG 339

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 77,900.00

Tammy Lynn Peebles
Affiant

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

NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammy Lynn Peebles (NAME)	FT Mortgage Companies, dba First (NAME)	MAP 162-3
4936 Cimarron Way (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 41
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, G. Allen Ward and wife, Melissa K. Ward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tammy Lynn Peebles, unmarried

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:

BEING Lot No. 134, on the plan of Apache Hills, Section 3, of record in Book 4175, Page 9, Register's Office for Davidson County, Tennessee, and described as follows: Said Lot 134 fronts 80 feet on the easterly margin of Cimarron Way and extends back 125.0 feet on the northerly line and 138.10 feet on the southerly line to a dead line in the rear measuring 81.0 feet.

BEING the same property conveyed to G. Allen Ward, an unmarried person by deed from Wanda Fay Burns, an unmarried person, of record in Book 6114, Page 593, Register's Office for said County. The said G. Allen Ward now being married to Melissa K. Ward.

The said Melissa K. Ward joins in this conveyance to convey any and all marital interest he/she may have in said property.

This conveyance is subject to Restrictive Covenants of record in Book 4225, Page 657; Book 4361, Page 162; and Book 4454, Page 301, Register's Office for said County.

This is improved (X) unimproved ( ) property, known as 4936 Cimarron Way, Antioch, TN 37013
(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 19th day of December 19 97

G. Allen Ward

Melissa K. Ward

BOOK 10733 PG 340

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 G. Allen Ward and wife, Melissa K. Ward

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

Commission expires March 24, 2001

Notary Public

NOTARY PUBLIC AT LARGE

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 who 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 _____

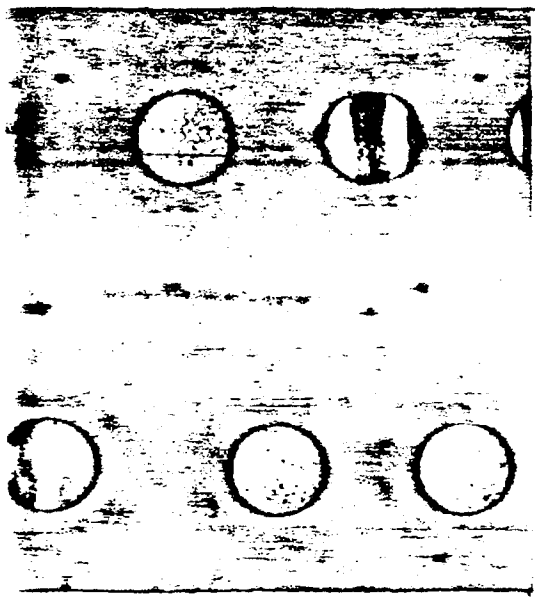
Notary Public

97033503

97 DEC 23 PM 3:30

REGISTER
DAVIDSON COUNTY, TN.

48/4 12/23 0101 03CHECK 267-23



OFFICIAL RECEIPT

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

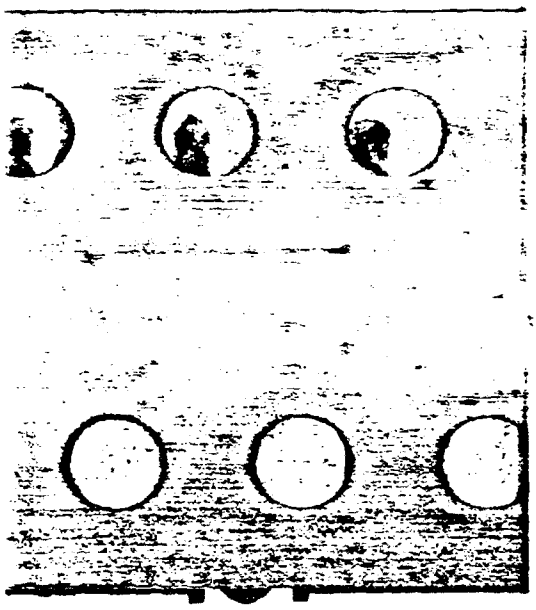
RECEIVED OF _____

FOR _____

BOOK 10733 PG 341

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	77900.00
CON TX	288.23
PRFEE	1.00
WDEED	8.00
TOTAL	297.23
CHECK	297.23

12/23/97 01 15:31 0001 4879

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0383503
RECEIPT # REFERENCE

97 DEC 23 PM 3:30

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

No. 1235593