PREPARED BY (AND RETURN TO):

BOOK 10741 PG 529

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (fh) Title No: 39480
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Pauline Aranas 251 Westchase Drive Nashville, TN 37205	FT Mortgage Companies 10741 King William Drive Dallas, TX 75220

TAX MAP-PARCEL NUMBERS: 116-03-F-51

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 163,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Retta M. Acker, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Pauline Aranas, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 251 of Westchase Condominiums, Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, Page 43, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Retta M. Acker, unmarried by deed from Kathleen E. Foster, unmarried of record in Book 7333, Page 764, Register's Office for said County.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6097, Page 266, Book 6112, Page 677, Book 6341, Page 380, Book 6866, Page 362, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 251 Westchase Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of December, 1997.

Retta M. Acker

Retta M. Acker

State of Tennessee
County of Davidson

On this 30th day of December, 1997, before me the undersigned authority, personally appeared **Retta M. Acker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 163,500.00

Pauline Acker
Affiant

Sworn and subscribed before me on the 30th day of December, 1997.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

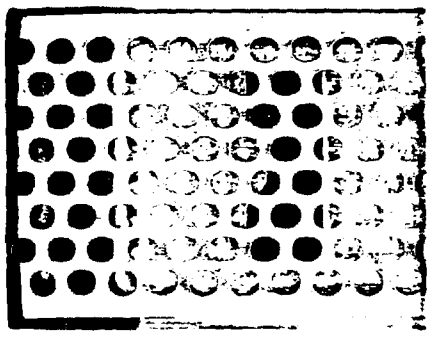
Notary Public

0385611
IDENTIF. & REFERENCE

97 DEC 31 PM 1:19
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7193 12/31 0101 03CHECK 613.95

Wldoc: Deed Wty—12/92



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

RECEIVED OF _____

FOR _____

BOOK 10741 PG 531

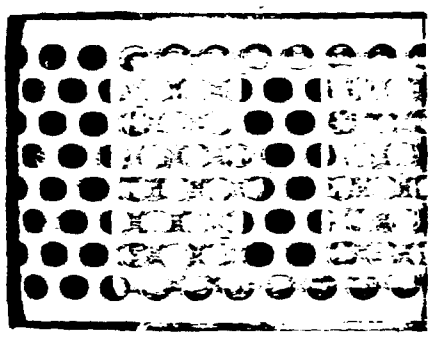
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 163500.00
CON TX 604.95
PRFEE 1.00
WDEED 8.00
TOTAL 613.95
CHECK 613.95

1231787 01 13:22 0001 7193

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0385611
IDENTIF. ↑ REFERENCE

97 DEC 31 PM 1:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1237888