WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Kimberly D. Manor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF February 19 98

Carolyn Adams
Notary Public

MY COMMISSION EXPIRES: 9/23/00
(AFFIX SEAL)

10815 155

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
KIMBERLY DONIELA MANOR (NAME)	FT MORTGAGE COMPANIES d/b/a FIRS (NAME)	MAP 119-06
50 JAY STREET (ADDRESS)	2974 LBJ FREEWAY, SUITE 200 (ADDRESS)	PARCEL 160
NASHVILLE, TN 37210 (CITY) (STATE) (ZIP)	DALLAS, TX 75234 (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, ALLIE DEE SPRINGER, UNMARRIED, BY AND THROUGH CHARLOTTE CLEAVER, ATTORNEY IN FACT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KIMBERLY DONIELA MANOR AND RUTH E. HUBBARD

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. 99 on the Map of Sterling Heights, Section Three, as of record in Book 1424, page 113, Register's Office for said County.

Said Lot No. 99 fronts 75 feet on the north side of Jay Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to STANLEY SPRINGER AND WIFE, ALLIE DEE SPRINGER, by Deed of record in Book 2140, page 443, Register's Office for Davidson County, Tennessee. The said STANLEY SPRINGER having since died, property is now vested in ALLIE DEE SPRINGER as surviving tenant by the entirety.

Charlotte Cleaver executes this instrument on behalf of Allie Dee Springer pursuant to Special Power of Attorney which is recorded simultaneously herewith.

MAIL TAX

98 MAR -2 AM 10:09

0406244

NAME & REFERENCE

unimproved ( )
This is improved (X) property, known as 50 JAY STREET, NASHVILLE, TN 37210
(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 my hand this 26th day of February 19 98

Allie Dee Springer
ALLIE DEE SPRINGER
BY: Charlotte Cleaver
CHARLOTTE CLEAVER, ATTORNEY IN FACT

BOOK 10815 PG 156

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [redacted], a Notary Public in and for said County and State, the within named ALLIE DEE SPRINGER, UNMARRIED

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

Commission expires _____

_____
Notary Public

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

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

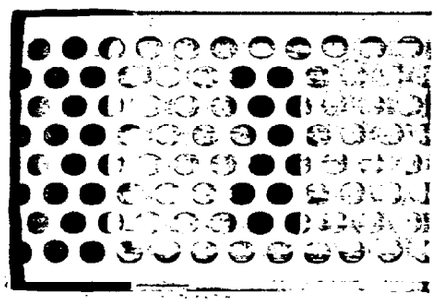
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLOTTE CLEAVER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney In Fact for ALLIE DEE SPRINGER, and is authorized by ALLIE DEE SPRINGER to execute this instrument on her behalf.

WITNESS my hand and official seal on this the 26th day of February, 1998.

Carolyn Adams
NOTARY PUBLIC

My commission expires: 9/23/00

CAROLYN ADAMS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY



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

RECEIVED OF _____

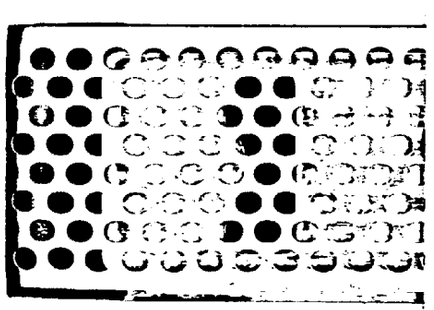
FOR _____ BOOK 10815 PG 157

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

CHMT $2000.00
CON TX 229.40
PRFEE 1.00
MISC 5.00
TOTAL 230.40
CHECK 230.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0406244
IDENTIF. # REFERENCE

98 MAR -2 AM 10:09

03/02/98 01 10:03 0001 9306

No. 1259754