WARRANTY DEED

RECORD AND RETURN TO:
SATURN & MAZER
FILE BOX "7"
(36379)

STATE OF TENNESSEE BOOK 10832 PG 357
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,500.00

Latisha M. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March 19 98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 11/12/98
(AFFIX SEAL)

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
LATISHA M. BROWN (NAME)	FIRST TRUST MORTGAGE COMPANY (NAME)	MAP 161-11
399 HUNTINGTON RIDGE (ADDRESS)	6525 QUAIL HOLLOW ROAD (ADDRESS)	GROUP A
NASHVILLE, TN 37211 (CITY) (STATE) (ZIP)	MEMPHIS, TN 37120 (CITY) (STATE) (ZIP)	PARCEL 57.00 CO

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, ROBIN R. HALL, now being ROBIN R. HALL HAMMERS and husband, STEPHEN M. HAMMERS HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LATISHA M. BROWN

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:

Situated in Davidson County, Tennessee, being Unit No. 57 on the Plan of Huntington Ridge Townhouses, as of record in Book 4675, page 9, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to ROBIN R. HALL by Deed of record in Book 8814, page 588, Register's Office for Davidson County, Tennessee; the said ROBIN R. HALL, now being ROBIN R. HALL HAMMERS.

STEPHEN M. HAMMERS joins in this conveyance for the purpose of conveying any right, title or interest, which he may have, marital or otherwise, in and to subject property.

98 MAR 11 AM 9:22

RECEIVED & RECORDED

04 10608

3943 03/11 0101 03CHECK 362.35

unimproved ( )
This is improved (X) property, known as 399 HUNTINGTON RIDGE, NASHVILLE, TN 37211
(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~~ our hand ~~s~~ this 9th day of March 19 98

Robin R. Hall Hammers
ROBIN R. HALL HAMMERS

Stephen M. Hammers
STEPHEN M. HAMMERS

BOOK 10832 PG 358

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 ROBIN R. HALL HAMMERS AND HUSBAND, STEPHEN M. HAMMERS

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, TENNESSEE, this 9th day of March 19 98

Commission expires 9/23/00

Notary Public

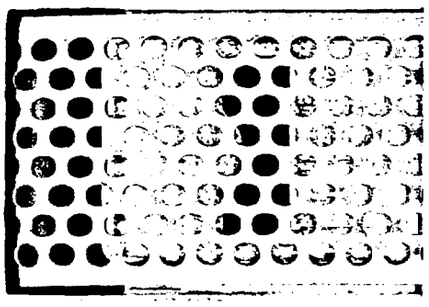
STATE OF TENNESSEE
COUNTY OF

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



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

RECEIVED OF _____

FOR _____ BOOK 10832 PG 359

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

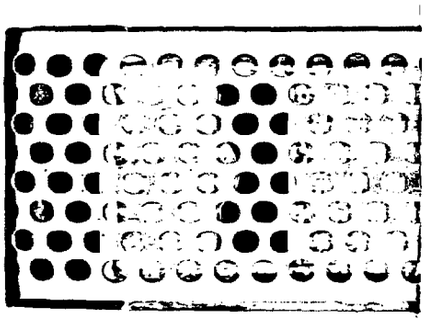
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 9550.00
ERR CO
CAMT 9550.00-
CAMT 95500.00
CON TX 353.35
PRFEE 1.00
WDEED 8.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK TOTAL 362.35

CHECK 362.35

03/11/98 01 09:21 0001 3943



0410608
IDENTIF. # REFERENCE

98 MAR 11 AM 9:22

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

No. 1264336