BOOK 10908 PG 636

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Herschel Wayne Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF April 19 98

Laurie A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

LAURIE A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herschel Wayne Holt (NAME)	FT Mortgage Companies d/b/a (NAME)	MAP 188
544 Battle Road (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 32
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	5D64242

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, Timothy Wayne Burns and wife, Patricia Ann Burns

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herschel Wayne Holt and wife, Ouida W. Holt

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 the 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the center of Battle Road, said spike being 258' North of the intersection of Carothers Road; thence leaving said centerline and generally along a fence being the northerly line of Charles C. Bonds property as recorded in Book 4694, page 151, North 81 deg. 49' 10" West passing a new iron rod at 25.00 feet for a total distance of 343.57 feet to a new iron rod at a fence intersection; thence North 78 deg. 20' 44" West 71.49 feet to a new rod at a fence corner; thence, along the lines of the Rachel Yates Bonds property as recorded in Book 1148, page 141, North 05 deg. 51' 42" East 224.19 feet to a new iron rod at a fence corner; thence South 78 deg. 55' 25" East 83.92 feet to a new iron rod at a fence intersection; thence South 80 deg. 11' 15" East 341.67 feet to a spike in the centerline of Battle Road passing a new iron rod 25.00 feet from centerline; thence South 09 deg. 00' 06" West 215.07 feet to the point of beginning.

Being the same property conveyed to Timothy Wayne Burns and wife, Patricia Ann Burns by deed from Claude H. Bonds and wife, Linda P. Bonds of record in Book 9708, page 289, Register's Office for Davidson County, TN.

CONTINUED

unimproved ( )
This is improved (X) property, known as 544 Battle Road, 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 28th day of April 19 98

Timothy Wayne Burns
Timothy Wayne Burns

Patricia Ann Burns
Patricia Ann Burns

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.
98 APR 30 PM 1:41

IDENTIF. & REFERENCE 043111

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 Timothy Wayne Burns and wife, Patricia Ann Burns

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 28th day of April 19 98.

Commission expires 11/24/2000

Laura A. Beasley
Notary Public

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

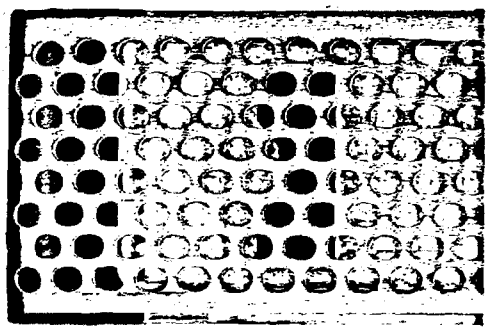
LEGAL DESCRIPTION CONTINUATION

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

Taxes for the year 1998 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

0704 04/30 0101 03CHECK 730.50



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

RECEIVED OF _____

FOR _____

BOOK 10908 PG 638

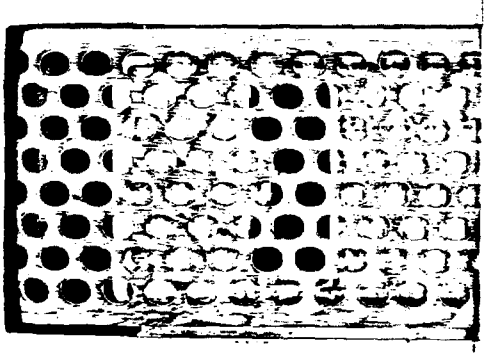
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES

ION TX	720.50
PRFEE	1.00
WDEED	8.00
TOTAL	730.50
CHECK	730.50

04/30/98 01 13:44 0001 0704

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



043171.1
IDENTIF. # REFERENCE
98 APR 30 PM 1:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1286789