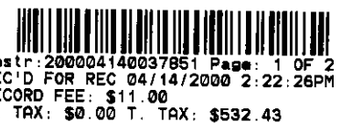
Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #00-1079

WARRANTY DEED



FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Michelle L. Labruyere, a single woman and Janel Mehuron, a single woman, as joint tenants with the right of survivorship, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Christine Evans Royer, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map showing Subdivision of Lots Nos. 80, 81, and 82, on the Plan of West Grove Subdivision, of record in Book 547, page 14, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michelle L. Labruyere, a single woman and Janel Mehuron, a single woman, as joint tenants with the right of survivorship, by deed of record in Book 11321, Page 622, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3806 Nebraska Avenue, Nashville TN 37209.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 13th day of April, 2000

Michelle L. Labruyere

Janel Mehuron

State of Tennessee)
County of Davidson)

On this 13th day of April, 2000, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michelle L. Labruyere and Janel Mchuron, the bargainor(s), 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.

Notary Public

My Commission Expires: 3/23/02

ANGELA POSTON-WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 143,900.00.

X Christine Evans Royer
Affiant

Sworn and subscribed before me on this the 13th day of April, 2000.

Notary Public

My Commission Expires: 9-29-2001

NOTARY PUBLIC AT LARGE

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Christine Evans Royer	FT Mortgage Companies	104-1-208
3806 Nebraska Avenue	P.O. Box 146	
Nashville, TN 37209	Memphis, TN 38101	