BOOK 10303 PG 63

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 77,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23 DAY OF DEC 19 99

Notary Public

MY COMMISSION EXPIRES: 1/28/00
(AFFIX SEAL)

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Robert Ware, Jr.	First Trust Mortgage Company	MAP 86-12
(NAME)	(NAME)	
493 Rockwood Drive	6525 QUAIL HOLLOW Rd.	PARCEL 3
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	MEMPHIS, TN 38118	
(CITY) (STATE) (ZIP)	(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, Mavis Lawtey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter Robert Ware, Jr. and wife, Laura Love Ware

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. 26, on the plan of Section Three, Hermitage Woods, as shown on plat of record in Plat Book 5050, page 109 and 110, amended in Book 5285, page 11, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Nancy M. Henderson by deed of record in Book 8830, page 722, Quit-claim deed in Book 8830, page 720 and Quit-claim deed in Book 8810, page 232 and deed of record in Book 5712, page 40, Register's Office for Davidson County, Tennessee. The said Nancy M. Henderson having since died intestate leaving as her only heir, Mavis Lawtey.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 5211, page 812, amended in Book 6145, page 135, Register's Office for Davidson County, TN.

CONTINUED

unimproved ( )
This is improved (X) property, known as 493 Rockwood Drive, Hermitage, TN 37076
(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 day of 19

Mavis Lawtey
By Terrence Bochte, Attorney-in-Fact

Mavis Lawtey
By: Terrence Bochte, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mavis Lawtey

the bargainor _____ 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. Witness my hand and official seal at Franklin, Tennessee, this _____ day of _____ 19____.

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 Wisconsin

County of MILWAUKEE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terrance Bochte, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Attorney-in-fact of Mavis Lawtey and is authorized by Mavis Lawtey to execute this instrument on her behalf.

Witness my hand, at KINKO'S, 829 N MAYFAIR RD WAUWATOSA, 53226, Wisconsin, this 23 day of December, 1996.

SEPT. 17, 2000
My commission expires

Notary Public

BRAD J. SHIGENAKA
Notary Public
State of Wisconsin

0259526
IDENTIF. & REFERENCE
96 DEC 30 AM 8:23
DAVIDSON COUNTY, TN.
9823 12/30 0101 03CHECK



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10303 PG 65

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 77900.00
CON TX 288.23
PRFEE 1.00
WDEED 8.00
TOTAL 297.23
CHECK 297.23
12/30/96 01 08:24 0001 9823

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02595 26
IDENTIF. # REFERENCE

96 DEC 30 AM 8:23

REGISTER OF DAVIDSON COUNTY, TN.

No. 1102380