60

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

BOOK 10340 PG 829

ADDRESS NEW OWNER:
David Allen Dial
1104 Elm Shade Court
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
FT Mortgage Companies d/b/a/ SunBelt National Mortgage
111 Westwood Place, Suite 109
Brentwood, TN 37027

MAP AND PARCEL:
MAP 172-3
GROUP A
PARCEL 70.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Richter Dial Builders, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David Allen Dial, unmarried, hereinafter called the Grantee, his 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. 70 on the Plan of The Woodlands, Phase 1, of record in Book 6900, page 498, Register's Office, Davidson County, Tennessee.
>
> Being a part of the same property conveyed to Richter Dial Builders, Inc., by deed from MeritBanc Development Corporation, of record in Book 8671, page 388, Register's Office for Davidson County, Tennessee.

This is improved property known as 1104 Elm Shade Court, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David Allen Dial, unmarried, his heirs and assigns, forever; and Richter Dial Builders, Inc., does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the

lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this the 29th day of January, 1997.

Richter Dial Builders, Inc.

By: John Larry Dial, President

BOOK 10340 PG 830

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared John Larry Dial, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of Richter Dial Builders, Inc., the within named bargainor, a corporation, and that he as such President, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such.

Witness my hand and official seal at Brentwood, Tennessee, this the 29th day of January, 1997.

NOTARY PUBLIC Thomas I. Bottorff

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 164,900.00.

AFFIANT

Subscribed and sworn to before methis 29th day of January, 1997.

NOTARY PUBLIC Thomas I. Bottorff

My Commission Expires: March 2, 1998

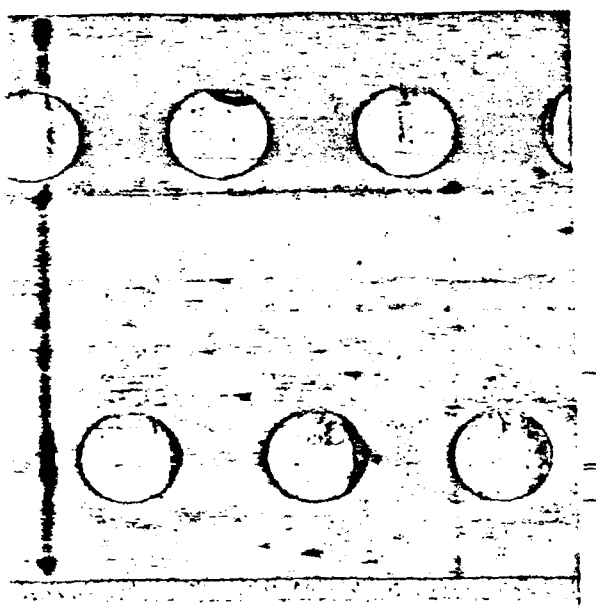
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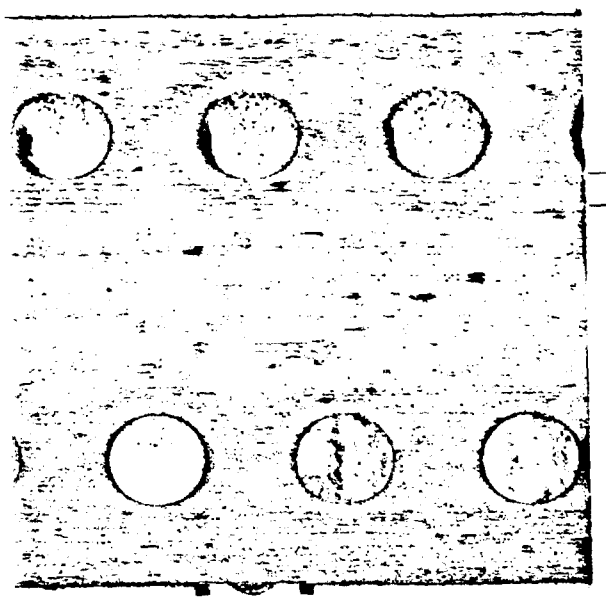
IDENTIF. & REFERENCE

97 FEB -5 PM 1:45

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

3481 02/05 0101 03CHECK 619.13





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10340 PG 831

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

CAHT

	164900.00
CON TX	610.13
PRFEE	1.00
WDEED	8.00
TOTAL	619.13
CHECK	619.13

02/05/97 01 13:47 0001 3481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02704 10
IDENTIF. & REFERENCE

97 FEB -5 PM 1:45
REGISTER
DAVIDSON COUNTY, TN.

No. 1113987