19

WARRANTY DEED

EVELYN D. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Beaty (NAME)	FT Mortgage Companies, d/b/a Sunbelt National Mortgage (NAME)	MAP 149-2
2569 Oak Forest Drive (ADDRESS)	2974 LBJ Freeway, Suite 200 (ADDRESS)	PARCEL 78
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75234 (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, Carole Renee Umbdenstock, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David C. Beaty and wife, Laura L. Beaty

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. 59, on the Plan of Oakwood Subdivision, Phase Two, Section One of record in Plat Book 7900, page 126, Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 62.50 feet on the northerly side of Oak Forest Drive and runs back 206.27 feet on the easterly lot line and 239.67 feet on the westerly lot line to a line in the rear which measures 96.79 feet thereon.

Being the same property conveyed to Carole Renee Unbdenstock, unmarried, by deed from Centex Real Estate Corporation, a Nevada Corporation, of record in Book 8242, page 692, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1997 taxes, prorated and assumed by the Grantees; all matters as shown on the plan of record in Book 7900, page 126; restrictive covenants of record in Book 7981, page 478, By-Laws in Book 791, page 519, amended in Book 8038, page 838; homeowners association assessments, if any; and any and all easments located on the premises.

unimproved ( )
This is improved (X) property, known as 2569 Oak Forest Drive, 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 my hand this 31st day of March 19 97

Carole Renee Umbdenstock

Carole Renee Umbdenstock

BOOK 10401 PG 565

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 Carole Renee Umbdenstock, a single person

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 Nashville, Tennessee, this 31st day of March 19 97.

Commission expires November 25, 2000

_____
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

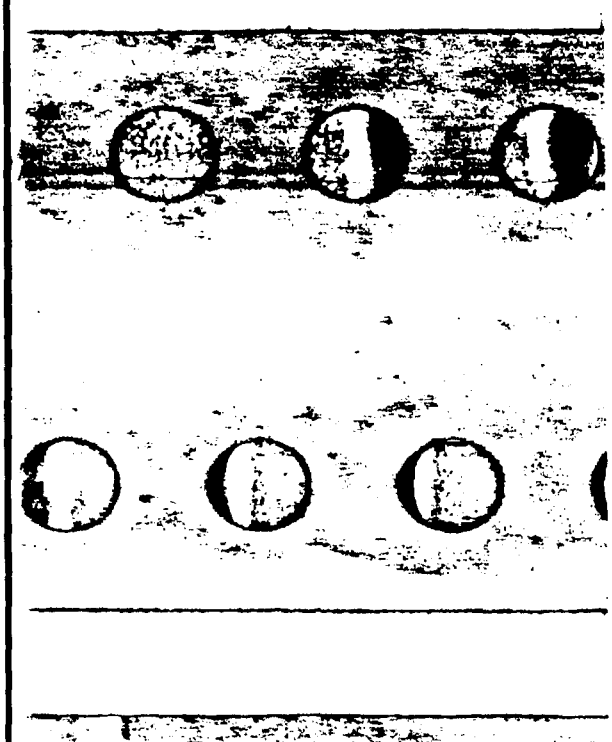
0289893

IDENTIFICATION REFERENCE

97 APR -2 PM 12:59

FELIX P. HAILEY REGISTER
DAVIDSON COUNTY, TN.

4412 04/02 0101 03CHECK 451.89



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

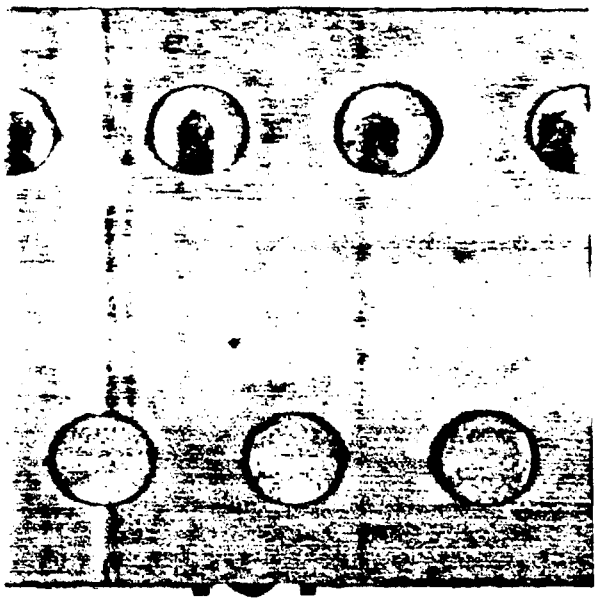
RECEIVED OF _____

FOR _____

BOOK 10401 PG 566

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 119700.00
CON TX 442.89
PRFEE 1.00
WDEED 8.00
TOTAL 451.89
CHECK 451.89

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/02/97 01 13:02 0001 4412

0289893
IDENTIF. # REFERENCE

97 APR -2 PM 12:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1134672