BK 10680 PG 443

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 192,500.00

Affiant

Subscribed and sworn to before me, this 7th day of November 1997

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARGARET WEHBY SUTTON 504 Wa Weka Circle Nashville, Tennessee 37221	FT MORTGAGE COMPANIES 2974 LBJ Freeway Suite 200 Dallas, Texas 75234	MAP 155-10 A PARCEL 31

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY TWO THOUSAND FIVE HUNDRED AND NO/100---------- ($ 192,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, SEAN J. McLAUGHLIN and wife, MARGARET M. McLAUGHLIN hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARGARET WEHBY SUTTON AND HUSBAND, MARK ALLISON SUTTON 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:

BEING Lot No. 83 on the Plan of McCrory Trace Estates of record in Plat Book 6900, pages 720 thru 723 and Surveyor's Correction of record in Book 7825, page 429, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Sean J. McLaughlin and wife, Margaret M. McLaughlin, by deed from Construction Associates, Inc., of record in Book 9020, page 300, Register's Office for Davidson County, Tennessee.

0368825
IDENTIFICATION REFERENCE
97 NOV 11 AM 10:28
FILED
DAVIDSON COUNTY, TN.

This is improved property known as 504 Wa Weka Circle, Nashville, Tennessee 37221

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of McCrory Trace Estates of record in Book 6900, page 720-3, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 7th day of November, 19 97.

Sean J. McLaughlin
SEAN J. McLAUGHLIN

Margaret M. McLaughlin
MARGARET M. McLAUGHLIN
By Sean J. McLaughlin

MITCHELL A. WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Sean J. McLaughlin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of November, 1997.

Mitchell A White
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0556 11/11 0101 03CHECK 721.25

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sean J. McLaughlin to me known to be the person who executed the foregoing instrument in behalf of Margaret M. McLaughlin and acknowledged that he executed the same as the free act and deed of the said Margaret M. McLaughlin.

Witness my hand and seal this 7th day of November, 1997.

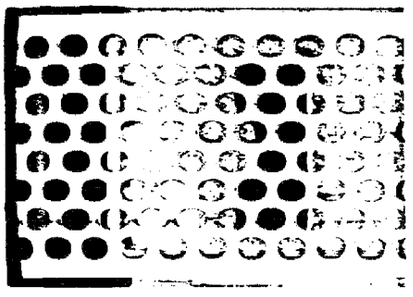
Mitchell A White
Notary Public

My commission expires: 11/22/97

MITCHELL A. WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 10680 PG 445

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

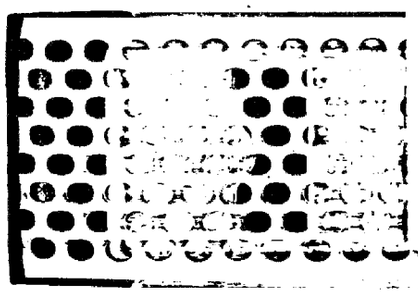
CAMT
192500.00
CON TX 712.25
PRFEE 1.00
WDEED 8.00
TOTAL 721.25
CHECK 721.25

11/11/97 01 10:29 0001 0556

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0368825
IDENTIFICATION REFERENCE

97 NOV 11 AM 10:28
REGISTER
FELIX Z. WILSON
DAVIDSON COUNTY, TN



No. 1219736