Lehman

BOOK 10729 PG 625

BK 1599 PG 189

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 337,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: 6/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney L. Strata (NAME)	FT Mortgage Companies d/b/a (NAME)	6F-B-6
2738 Rock Wall Road (ADDRESS)	2974 LBJ Freeway, Suite 200 (ADDRESS)	156-8A-8CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Dallas, Texas 752234 (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, John M. Cross and wife, Nancy A. Cross

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodney L. Strata and wife, Renee Strata

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Tract or Parcel of Land Situated Principally in Davidson County, Tennessee, and Partially in Williamson County, Tennessee (Assessed soley in Williamson County), BEING a certain building site identified as Lot No. 208 on the Plat of Horseshoe Bend Subdivision Phase II-B, as recorded in Book 6200, Page 918, Register's Office for Davidson County, Tennessee, and Book 13, Page 90, Register's Office for Williamson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to John M. Cross and wife, Nancy A. Cross by deed from First City Service Corporation, a Florida Corporation of record in Book 8556, page 878, Register's Office for Davidson and Williamson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 2738 Rock Wall Road, Nashville, TN 37221
(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 our hand s this 4th day of December 19 97

John M. Cross

Nancy A. Cross

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 John M. Cross and wife, Nancy A. Cross

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 4th day of December 19 97.

Commission expires 6/23/98

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 Tennessee, County of WILLIAMSON
Received for record the 09 day of
DECEMBER 1997 at 1:01 PM. (RECH 245420)
Recorded in official records
Book 1599 Page 189- 190
Notebook 59 Page 53
State Tax $ 1246.90 Clerks Fee $ 1.00,
Recording $ 8.00, Total $ 1255.90,
Register of Deeds SADIE WADE
Deputy Register SUE WAY

0382486
IDENTIFICATION REFERENCE

97 DEC 19 PM 3:41
FELIX [illegible]
DEPUTY [illegible]
WILLIAMSON COUNTY, TN.

37B4 12/19 0101 03CHECK 8.00