WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER AS $ 137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF December, 97

Notary Public

MY COMMISSION EXPIRES: 1-18-01
(AFFIX SEAL)

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Condron (NAME)	First Trust Mortgage (NAME)	MAP 21
2560 Johnson Ridge (ADDRESS)	5111 Maryland Way, Suite 206 (ADDRESS)	PARCEL 65
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Philip G. Moore and wife, Lechelle L. Moore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip Condron and wife, Martina Condron

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. 44, on the Plan of Oakwood Subdivision, Phase 6, Section 2, of record in Book 7900, page 626, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
The above described property was conveyed to Philip G. Moore and Lechelle L. Morrison,*by Deed from Centex Real Estate Corporation, of record in Book 9411, page 202, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive Covenants contained in an instrument of record in Book 7981, page 478, as amended in Book 8038, page 838, and as corrected in Book 8313, page 17, and in Book 9237, page 1, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Book 7900, page 626, in said Register's Office.

Subject to rights of others in and to the common areas/elements.

unimproved ( )
This is improved (X) property, known as 2560 Johnson Ridge, 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 our hand s this 12th day of December 19 97

Philip G. Moore

Lechelle L. Moore By Philip G. Moore As Attorney-in-Fact

n/k/a Lechelle L. Moore

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 Philip G. Moore and wife, Lechelle L. Moore

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 Franklin, Tennessee, this 12th day of December, 19 97

Commission expires 9-1-2001

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

MAIL ENV.

97 DEC 23 AM 10:48

FELIX A. ROBERTS REGISTER
DAVIDSON COUNTY, TN.

4552 12/23 0101 02CHECK 517-7

IDENTIFICATION REFERENCE

03831 98

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

RECEIVED OF _____

FOR _____

BOOK 10732 PG 116

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	
	137500.00
CON TX	508.75
PRFEE	1.00
WDEED	8.00
TOTAL	517.75
CHECK	517.75

12/23/97 01 10:47 0001 4552

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0383198
IDENTIFICATION REFERENCE

97 DEC 23 AM 10:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1235271