B45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON 10743 111
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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
Ann B. Mattingly (NAME)	First Trust Mortgage Company (NAME)	96-11-82
3125 Cloverwood Drive (ADDRESS)	P.O. Box 17257 (ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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, Lorenzo Stacy and wife, Katherine A. Stacy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann B. Mattingly

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. 614 on the Map of Cloverhill Subdivision, Section VIII, as of record in Book 2331, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lorenzo Stacy and wife, Katherine A. Stacy by deed from Stephen D. Hinson and wife, Nanci H. Hinson of record in Book 8388, page 494, Register's Office for Davidson 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.

98 JAN -2 AM 10:17
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0386058

unimproved ( )
This is improved (X) property, known as 3125 Cloverwood Drive, Nashville, Tennessee 37214
(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 30th day of December 19 97

Lorenzo Stacy
Lorenzo Stacy

Katherine A. Stacy
Katherine A. Stacy

BOOK 10743 PG 445

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 Lorenzo Stacy and wife, Katherine A. Stacy

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evid... acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official se... wood Tennessee, this 30th day of December, 19...

Commission expires 5-16-99

Notary Public

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, ... ublic 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

1662 01/02 0101 03CHECK 304.63

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

RECEIVED OF _____

FOR _____

BOOK 10743 PG 446

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 79900.00
CON TX 295.63
PRFEE 1.00
WDEED 8.00
TOTAL 304.63
CHECK 304.63

01/02/98 01 10:19 0001 7662

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0386058
IDENTIF. & REFERENCE
98 JAN -2 AM 10: 17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1238345