BOOK 10751 PG 3

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Mildred I. Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: 6-13-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MILDRED I. RUSSELL (NAME)	FT MORTGAGE COMPANIES D/B/A SUNB (NAME)	MAP 128-15
301 POST CREEK ROAD (ADDRESS)	2974 LBJ FREEWAY, SUITE 200 (ADDRESS)	GROUP B
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	DALLAS, TX 75234 (CITY) (STATE) (ZIP)	PARCEL 301.00 CO

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, RICHARD A. DAVIS, by and through GAUIS HILL, Attorney in Fact, and wife, TRACY L. DAVIS, by and through GAUIS HILL, Attorney in Fact

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MILDRED I. RUSSELL, UNMARRIED

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:

Situated in Davidson County, Tennessee, being Unit No. 301 as shown on the Plan of Post House-Bellevue Condominium, Phase Two, of record in the First Amendment to the Master Deed for Post House-Bellevue Condominium (Annexation of Phase II) in Book 6846, page 811, and referred to as Exhibit "B" found at pages 813, 814, and 815, to which plan reference is hereby made for a more complete description; Book 6846, page 811, amending original Master Deed, of record in Book 6838, page 445; all references of record in the Register of Deeds Office of Davidson County, Tennessee.

Being the same property conveyed to RICHARD A. DAVIS by Deed of record in Book 9530, page 637, Register's Office for Davidson County, Tennessee.

TRACY L. DAVIS joins in this conveyance for the purpose of conveying any right, title or interest, which she may have, marital or otherwise, in and to subject property.

GAUIS HILL executes this instrument as Attorney in Fact for RICHARD A. DAVIS AND TRACY L. DAVIS pursuant to Limited Power of Attorney recorded simultaneously herewith.

MAIL ENV.

98 JAN -8 AM 8:56

0388128

IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 301 POST CREEK DRIVE, 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 ~~my~~ our hand s this 5th day of January 19 98

Richard A. Davis
RICHARD A. DAVIS

Tracy L. Davis
TRACY L. DAVIS

BY: Gauis Hill attorney in fact
GAUIS HILL, ATTORNEY IN FACT

BY: Gauis Hill attorney in fact
GAUIS HILL, ATTORNEY IN FACT

BOOK 10751 PG 4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named [illegible]

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that [illegible] executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible] _____, Tennessee, this [illegible] day of [illegible] 19 98.

Commission expires _____

_____
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 DAVIDSON :

Personally appeared before me, GAUIS HILL, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for RICHARD A. DAVIS AND TRACY L. DAVIS, and is authorized by RICHARD A. DAVIS AND TRACY L. DAVIS, to execute this instrument on their behalf.

Witness my hand and official seal this the 5th day of January, 1998.

_____
NOTARY PUBLIC

My commission expires: 6-13-2000

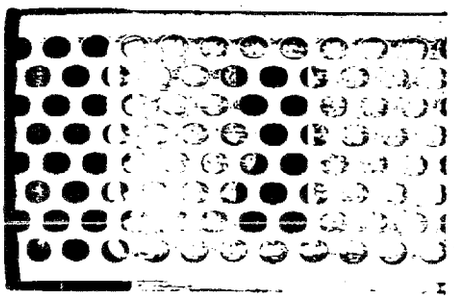
9849 01/08 0101 03CHECK

386-40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

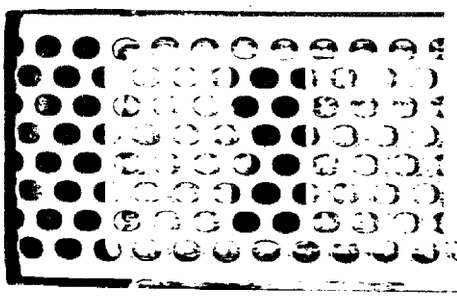
BOOK 10751 PG 5

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	
	102000.00
CON TX	377.40
PRFEE	1.00
WDEED	8.00
TOTAL	386.40
CHECK	386.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9849



0388128
IDENTIF. # REFERENCE
98 JAN -8 AM 8:56
REGISTER
DAVIDSON CO. TN.

No. 1240517