BOOK 10752 PG 781

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 23, 2000

THIS INSTRUMENT WAS PREPARED BY

Judy S. Wells, Attorney, 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher R. Wallace (NAME)	FT Mortgage Companies d/b/a (NAME)	148-5-129
228 Margo Lane (ADDRESS)	111 Westwood Place, Suite 109 (ADDRESS)	5DU-02558
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 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, Joe M. Traughber and Libby J. Traughber Colyar, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher R. Wallace and wife, Jodie Lee Wallace

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. 111 on the Plan of Haywood Acres Section Four, of record in Book 2900, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Joe M. Traughber and wife, Libby J. Traughber, by deed from Peter J. Lunafi and wife, Barbara Faye Lunafi, of record in Book 8099, page 774, Register's Office for Davidson County, TN. The said Grantors having sinced divorced, title to subject property is now vested in Joe M. Traughber and Libby J. Traughber Colyar, as tenants in common.

This conveyance is subject to the following: Taxes for the year 1997 have been prorated and payment thereof is expressly assumed by the herein Grantor; Restrictions of record in Book 3075, page 160; Plan of record in Book 2900, page 93; all in the Register's Office for Davidson County, Tennessee.

* joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Libby J. Traughber Colyar.

* GEORGE T. COLYAR, JR.

unimproved ( )
This is improved (X) property, known as 228 Margo Lane, Nashville, TN 37211
(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 23rd day of December 19 97

~~Joe M. Traughber~~

Libby J. Traughber Colyar

Libby J. Traughber Colyar

George T. Colyar Jr.

GEORGE T. COLYAR, JR.

BOOK 10752 PG 782

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 Joe M. Traughber and Libby J. Traughber Colvar, as tenants in common, George T. Colvar, Jr.

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 23rd day of December 19 97.

Commission expires 9/23/2000

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.

0388630
IDENTIF. ↑ REFERENCE

98 JAN -9 AM 9:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0414 01/09 0101 03CHECK 397.5

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10752 PG 783

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
105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
TOTAL 397.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 397.50

01/09/98 01 09:55 0001 0414

0388630
IDENTIF. # REFERENCE

98 JAN -9 AM 9:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1241078