10774 PG 858

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 19 98

OFFICIAL SEAL
SUSAN HAAG
NOTARY PUBLIC - TENNESSEE
SUMNER COUNTY
My Comm. Expires June 21, 2000

Notary Public

MY COMMISSION EXPIRES: June 21, 2000

(SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
CHARLES H. BEATY ATTY BPR#2282, 109 STADIUM DRIVE, HENDERSONVILLE, TENNESSEE 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TINA LANICE ERVIN (NAME)	FT MORTGAGE COMPANIES, D/B/A (NAME)	MAP 80-8
3203 LAGRANGE DRIVE (ADDRESS)	P.O. BOX 146 (ADDRESS)	PARCEL 163
NASHVILLE, TN 37218 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38101 (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, HENRY L. GARRETT, JR., A SINGLE PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TINA LANICE ERVIN, A SINGLE PERSON

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. 205 on the Plan of Bordeaux Hills, Section 3, of record in Plat Book 3600, page 34, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Henry L. Garrett, Jr., a single person by deed from Secretary of Veterans Affairs of record in Book 7915, page 408, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3674, Page 355 and Book 3676, Page 294, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and paid by the Grantor(s) herein.

7627 01/30 0101 03CHECK 212.50

unimproved ( )
This is improved (X) property, known as 3203 LAGRANGE DRIVE, NASHVILLE, TN 37218
(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 hand this 28th day of January, 19 98

X Henry L. Garrett Jr.
HENRY L. GARRETT, JR.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

98 JAN 30 AM 11:11

DAVIDSON COUNTY TN.

0395308

IDENTIFICATION REFERENCE

BK 10774 PG 859

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HENRY L. GARRETT, JR., A SINGLE PERSON

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 28th day of January, 19 98

Commission expires Nov. 22 1999

Notary Public

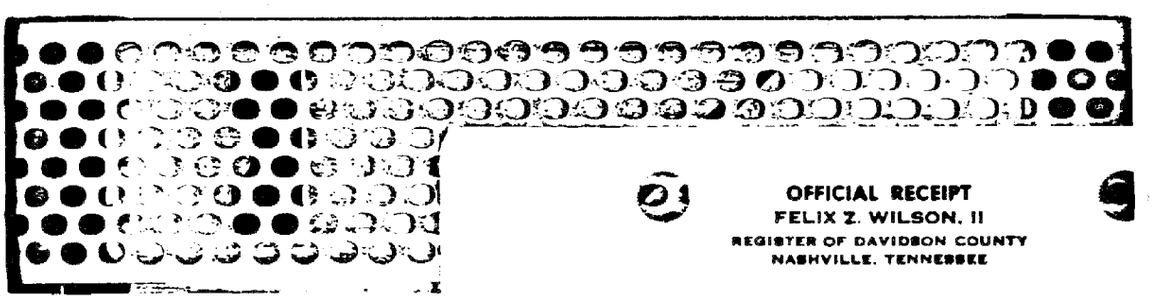
STATE OF TENNESSEE
COUNTY OF

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



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

RECEIVED OF _____

FOR _____ BK 10774 PG 850

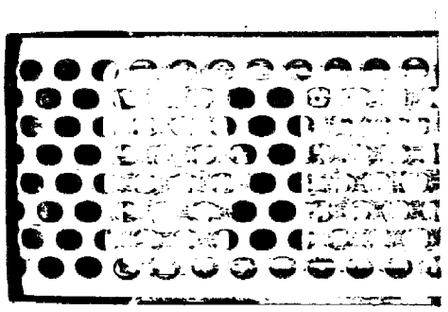
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

01/30/98 01 11:18 0001 7627

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0139308
IDENTIFICATION REFERENCE

98 JAN 30 AM 11:11

DAVIDSON COUNTY, TN.

No.1248204