WARRANTY DEED

BOOK 10781 PG 75

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,900.00

Veeda L. Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 19 98

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MCJ **THIS INSTRUMENT WAS PREPARED BY**

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Veeda L. Hall (NAME)	FT Mortgage Companies d/b/a (NAME)	053-05-0 007.00
1249 Sioux Terrace (ADDRESS)	2974 LBJ Freeway, Suite 200 (ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Dallas, TX 75234 (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, Dwight D. Sesler and wife, Faye B. Sesler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Veeda L. Hall

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 THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE BEING LOT 147, SEQUOIA VALLEY SUBDIVISION, SECTION 3, AS OF RECORD IN BOOK 4460, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF SIOUX TERRACE, BEING 101.1 FEET FROM THE INTERSECTION OF CANTON PASS, AND THE COMMON CORNER OF LOTS 147 AND 148; THENCE NORTH 52 DEG. 11' EAST 132.6 FEET TO A CONCRETE MONUMENT; THENCE NORTH 76 DEG. 22' EAST 115.9 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 14 DEG. 6' EAST 71.3 FEET TO AN IRON PIN; THENCE SOUTH 56 DEG. 56' WEST 214.6 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF SIOUX TERRACE; THENCE WITH SAID MARGIN OF SAID TERRACE NORTHERLY 95.3 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Dwight D. Sesler and wife, Faye B. Sesler by deed from Loretta F. Callahan, unmarried of record in Book 8915, page 674, Register's Office, Davidson County, Tennessee

The legal description contained herein is the same as in the previous deed of record.

98 FEB -3 PM 3:36

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0396916

unimproved ( )
This is improved (X) property, known as 1249 Sioux Terrace, Madison, Tennessee 37115
(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 January, 19 98

Dwight D. Sesler

Faye B. Sesler

BOOK 10781 PG 76

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 Dwight D. Sesler and wife, Faye B. Sesler

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 Goodlettsville, Tennessee, this 30th day of January, 19 98.

Commission expires _____

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

My Commission Expires SEPT 23, 2000

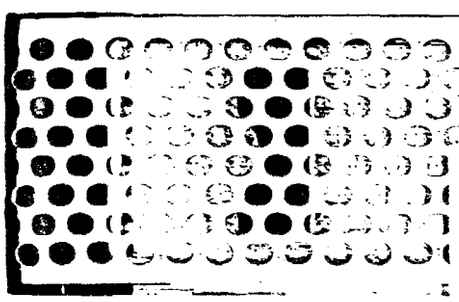
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and 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

9324 02/03 0101 03CHECK 437.83



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

RECEIVED OF _____

FOR _____

BOOK 10781 PG 77

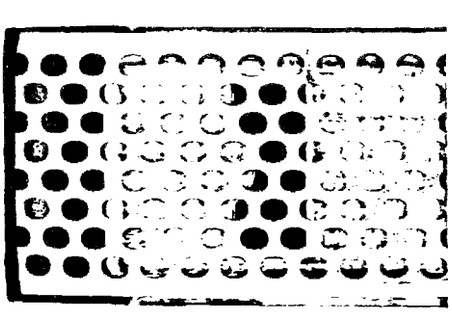
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
115900.00
CON TX 428.83
PRFEE 1.00
WDEED 8.00
TOTAL 437.83
CHECK 437.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/03/98 01 15:42 0001 9324



0396916
IDENTIFICATION REFERENCE

98 FEB -3 PM 3:36

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No.1249887