10781:985

File Box 9-B
First Title and Escrow Company, Inc. **WARRANTY DEED**

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#15111

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JORDAN C. FEAGAN (NAME)	HOMECOMINGS FINANCIAL NETWORK, (NAME)	117-4
1804 Primrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	12600 Whitewater Drive (STREET ADDRESS)	329
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Minnetonka, MN 55343 (CITY) (STATE) (ZIP)	24W14335

FOR AND IN 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, S. KENNETH SIZEMORE AND WIFE, SUSAN J. SIZEMORE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JORDAN C. FEAGAN AND WIFE, JOEANNA L. FEAGAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 56 and the westerly 10 feet of Lot No. 57 on the Plan of Belmont Terrace, as of record in Plat Book 421, page 101, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 56 and the western 10 feet of Lot No. 57 fronts 60 feet on the northern margin of Primrose Avenue and extends back between parallel lines 160.4 feet to an alley in the rear.

Being the same property conveyed to S. Kenneth Sizemore and wife, Susan J. Sizemore by installment deed from Hoyt Beddingfield and wife, Margaret Beddingfield of record in Book 5064, page 449, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 421, page 101, said Register's Office.

0397149
IDENTIFICATION REFERENCE
98 FEB -4 AM 10:20
DAVIDSON COUNTY, TN.

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

unimproved ( )
This is improved (XX) property, known as 1804 Primrose Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of January, 1998

S. Kenneth Sizemore
S. KENNETH SIZEMORE

Susan J. Sizemore
SUSAN J. SIZEMORE

STATE OF TENNESSEE 10781 PG 986

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, S. KENNETH SIZEMORE AND WIFE, SUSAN J. SIZEMORE with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of January, 19 98.

My commission expires 9/23/2001 Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

9580 02/04 0101 03CHECK 671-30

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,000.00

Affiant

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

MY COMMISSION EXPIRES: 9/23/2001 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM S. KENNETH SIZEMORE AND WIFE, SUSAN J. SIZEMORE

TO JORDAN G. FRAGAN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

BK 10

OFF REC

RECEIVED OF

FOR

CO - CONVEYAN
MO - MORTGAGE
WD - WARRANTY
TD - TRUST DEE

DATE

R

0397149

IDENTIF. REFERENCE

PG 98