WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36374)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
10798 334

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF February, 98

Notary Public

MY COMMISSION EXPIRES: 1-9-98
(AFFIX SEAL)

NOTARY PUBLIC NASHVILLE, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jason Kyle Lehning	FT Mortgage Companies D/B/A	118-1-49
(NAME)	(NAME)	
1208 Dallas Avenue	313 East Main Street, Suite 10	24W-12720
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(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, Robert J. McNamara, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Kyle Lehning and Heather Nicole Edwards AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, HWE JK

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 the westerly half of Lot No. 20 and the easterly five (5) feet of Lot No. 19 on the Plan of Victoria Place, as of record in Book 332, Page 10, Register's Office for said County.

SAID parts of Lots Nos. 19 and 20 front together 57 1/2 feet on the northerly side of Dallas Avenue and runs back 179 feet, more or less, on the easterly line and 174.3 feet, more or less on the westerly line, to the southerly line of Malcolm Clark Subdivision, measuring 56 1/4 feet thereon.

BEING the same property conveyed to Robert J. McNamara by deed from Thomas Lewis Sturdevant and wife, Rebecca Way of record in Book 8570, Page 250, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

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

Address new owner(s) as follows: 1208 Dallas Avenue, Nashville, TN 37212
(Name) (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 12th day of February, 19 98

Robert J. McNamara

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

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 Robert J. McNamara

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 12th day of February, 1998.

Commission expires 11/28/98

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 acknowledged to be the and respectively of the within named bargainor and corporation, and that as such 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

My commission expires

Notary Public

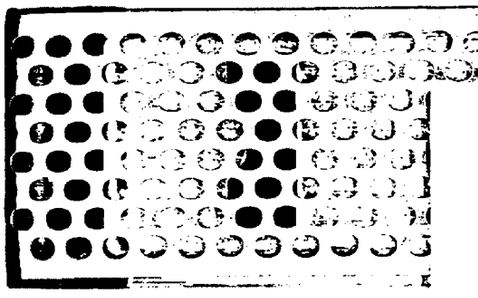
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0401848
IDENTIFICATION REFERENCE

98FEB 18 PM 12:58

DAVIDSON COUNTY TN

4655 02/18 0101 03CHECK 592.50



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

RECEIVED OF _____

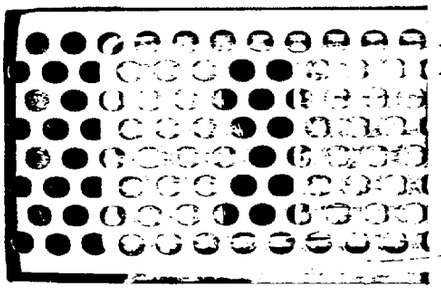
FOR _____ BK/PG 10798:336

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	
	158000.00
CON TX	584.60
PRFEE	1.00
WDEED	8.00
TOTAL	593.60
CHECK	593.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/16/98 VI 1255 0001 4655



0401848
IDENTIF. # REFERENCE

98 FEB 18 PM 12:58

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No.1255158