Box 2

BOOK 10799 PG 897

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 416,950.00

Terry S. Hickerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF February 19 98

Carol T. Acree
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CAROL T. ACREE NOTARY PUBLIC CHEATHAM COUNTY, TENN. LARGE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: FT MORTGAGE COMPANY	MAP-PARCEL NUMBERS
TERRY S. HICKERSON	DBA FIRST TN MORTGAGE COMPANY, INC.	MAP 159-02
(NAME)	(NAME)	
5405 Camelot Road	P.O. BOX 146	PARCEL 007
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	MEMPHIS, TENNESSEE 38101	FB #07D-40500
(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, WILLIAM E. RUDOLPH AND WIFE, LUCY T. RUDOLPH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERRY S. HICKERSON AND WIFE, BEVERLY S. HICKERSON

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. 18 on the Plan of Camelot Acres, Section 1, as of record in Book 3700, Page 98, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to William E. Rudolph and wife, Lucy T. Rudolph, by Deed from James E. Patterson and wife, Evelyn Patterson, of record in Book 4078, Page 520, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

98 FEB 19 AM 9:00

0402228

IDENTIFICATION & REFERENCE

unimproved ( )
This is improved (X) property, known as 5405 Camelot Road, Brentwood, TN 37027
(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 16th day of February, 1998

Wm. E. Rudolph
WILLIAM E. RUDOLPH

Lucy T. Rudolph
LUCY T. RUDOLPH

BOOK 10799 PG 898

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM E. RUDOLPH AND WIFE, LUCY T. RUDOLPH

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 16th day of February, 99.

Commission expires 7/24/99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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

5047 02/19 0101 03CHECK 1551.72

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10799 PG 899

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 416950.00
CON TX 1542.72
PRFEE 1.00
WDEED 8.00
TOTAL 1551.72
CHECK 1551.72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5047

0402228
IDENTIF. ↑ REFERENCE

98 FEB 19 AM 9:00

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 1255549