B45?

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

10812:907

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

James H. Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 98

JUDY A. LE... NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold W. Stoner (NAME)	First Trust Mortgage Company (NAME)	142-9A-27
854 Todd Preis Drive (ADDRESS)	P.O. Box 17257 (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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, James H. Watkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold W. Stoner and wife, Janice M. Stoner

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 Unit No. 32-B on the plan of Doral Country Villa Condominiums, Section 2, according to the Master Deed of record in Book 5011, Page 395, Register's Office of Davidson County, Tennessee and more particularly described in Plat Book 4860, Page 122, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James H. Watkins by quitclaim deed from Carol Watkins, of record in Book 9846, page 152, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 854 Todd Preis Drive, Nashville, Tennessee 37221
(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 26th day of February 19 98

James H. Watkins

James H. Watkins

BOOK 10812 PG 908

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Watkins

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 Brentwood, Tennessee, this 26th day of February, 19 98.

Commission expires 5-16-99

Notary Public
AT
LARGE
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, 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

MAIL ENV.

0405625

98 FEB 27 AM 9:06

8635 02/27 0101 03CHECK 351-

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10812 PG 909

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 92500.00
CON TX 342.25
PRFEE 1.00
WDEED 8.00
TOTAL 351.25
CHECK 351.25

02/27/98 01 09:04 0001 8635

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0405625
IDENTIFICATION REFERENCE
98 FEB 27 AM 9:06
DAVIDSON COUNTY, TN

No. 1259093