BOOK 10813 PG 977

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

x Patrick Velton Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC BARRETT DAVIDSON WILLIAMSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Velton Ward	F.T Mortgage Companies	Map 119-110
(NAME)	(NAME)	
2621 Live Oak ~~Drive~~ Road *	2974 LBJ Freeway STE 900	Parcel 020.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210	Dallas, Tx 75234	
(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, Mary Drennon, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick Velton Ward and Charles Marvin Peterson, both unmarried As Tenants in Common with Rights of Survivorship

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. 45 on the Plan of Mashburn Heights of record in Book 1835, page 1, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Drennon by deed from Double E Incorporated, of record in Book 9105, page 758, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Plan of record in Book 1835, page 1, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved (x) property, known as 2621 Live Oak ~~Drive~~ * Road, Nashville, Tennessee 37210
(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 25th day of February 19 98

Mary Drennon by Jan Lewis Attny in fact
Mary Drennon

* AKA Live Oak Drive

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
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(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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally Appeared before me, the undersigned, a Notary Public in and for said county and state, Joan Perro, with whom I am personally acquainted, and who acknowledged that she is the attorney-in-fact of Mary Drennon and is authorized by Mary Drennon to execute this instrument on her behalf.

Witness my hand, at BRENTWOOD, Tennessee, this 25 day of FEBRUARY, 1998.

_____
Notary Public

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

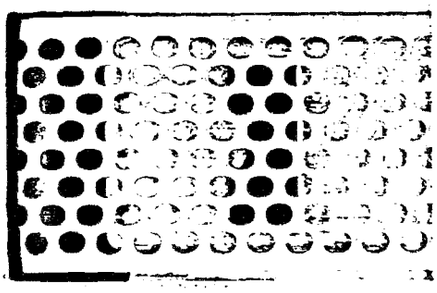
My Commission Expires: 11-18-01

MAIL ENV.

8982 02/27 0101 03CHECK 265.50

98 FEB 27 PM 1:44

04059145



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

RECEIVED OF _____

FOR _____

BOOK 10813 PG 979

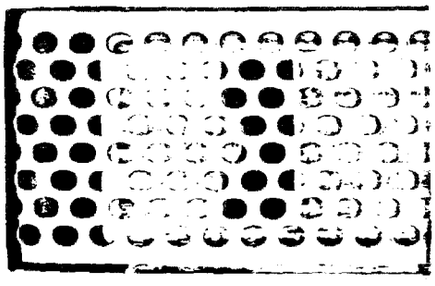
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DMT 75000.00
CON TX 277.50
PRFEE 1.00
MISC 3.00
TOTAL 281.50
CHECK 281.50

02/27/98 01 13:43 0001 8982

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0405945
RECORDING REFERENCE

98 FEB 27 PM 1:44

No. 1259436