Box

BOOK 10816 PG 478

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Amy L. Francis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2/25/98.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy L. Francis	FT Mortgage Company d/b/a Sunbelt National Mortgage	
(NAME)	(NAME)	
3265 New Towne Road	2974 LBJ Freeway Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, Texas 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, **GEORGE WALLACE HUBERT III AND WIFE STEPHANIE KAY WEISS HUBERT** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY L. FRANCIS, UNMARRIED** 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. 160 on the Plan of Towne Village of the County Section 2 of record in Plat Book 5200, Page 176 and 177, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to George Wallace Hubert III and wife, Stephanie Kay Weiss Hubert by deed of record in Book 9206, Page 291, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of George Wallace Hurbert III by Stephanie Kay Weiss Hubert as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 6176 Page 177 in the Register's Office for Davidson County, Tennessee.

This is improved ( ) property, known as 3265 New Towne Road, Antioch, TN 37013
(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 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.

98 MAR -2 PM 2:34

0406542

MAP, PARCEL & REFERENCE

9615 03/02 0101 02MEDI 204.00

Witness my/our hand(s) this 25th day of February, 1998.

George Wallace Hubert III,

By: Stephanie Kay Weiss Hubert attorney-in-fact

George Wallace Hubert III

By: Stephanie Kay Weiss Hubert, Attorney-in-Fact

Stephanie Kay Weiss Hubert

Stephanie Kay Weiss Hubert

STATE OF TENNESSEE

COUNTY OF Davidson

BOOK 10816 PG 479

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named ~~George Wallace Hubert III and wife~~ Stephanie Kay Weiss Hubert, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee this 25th day of February, 1998

Commission expires: October 9, 1999

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999

Lori Holloway

Lori Holloway Notary Public

State of Tennessee
County of Davidson

On this 25th day of February, 1998 before me personally appeared Stephanie Kay Weiss Hubert, the person who executed the foregoing instrument on behalf of George Wallace Hubert, III and acknowledged that she executed the same as the free act and deed of the said George Wallace Hubert, III, through Power of Attorney granted her by the said George Wallace Hubert, III.

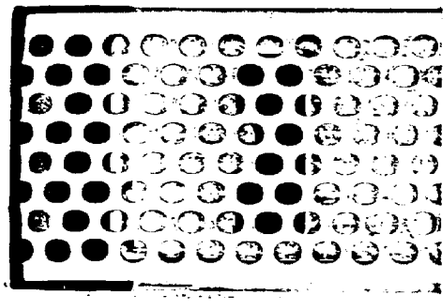
Commission expires:

Lori Holloway

Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10816 PG 480

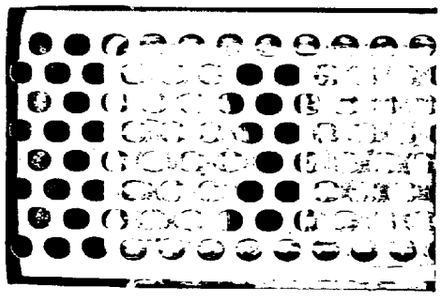
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHMT	79500.00
CON TX	295.00
PRFEE	1.00
MFEE	5.00
TOTAL	301.00
CHECK	301.00

03/02/98 01 14:32 0001 5415

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0406542

IDENTIF. ↑ REFERENCE

98 MAR -2 PM 2:34

No. 1260058