WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

10521 809

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Daniel L Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JAN. 27, 2001
(AFFIX SEAL)

MIGNON SMELCER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel L. Lee (NAME)	FT Mortgage Companies d/b/a Sunbelt (NAME)	52-7-82
1001 Jasperson Drive (ADDRESS)	2974 LBJ Freeway, Suite 200 (ADDRESS)	11D 79135
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Dallas, Texas 75234 (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, Dorothy H. Moore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel L. Lee, an unmarried person

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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 53 on the Plan of Madison Heights Subdivision, Section 2, Part 4, as of record in Book 2133, page 106, Register's Office for said County.

Said Lot No. 53 fronts 174.02 feet on the southerly side of Jasperson Drive and extends back 200 feet on the westerly line and 223.72 feet on the easterly line to a dead line, measuring 211.37 feet thereon.

Being the same property conveyed to Dorothy H. Moore by deeds of record in Book 2599, page 123 and Book 5237, page 144, Register's Office, Davidson County, Tennessee.

Deborah J. O'Brien executed this instrument on behalf of Dorothy H. Moore pursuant to a Power of Attorney which is being placed of record currently herewith.

Subject to restrictions of record in Book 2241, page 209, Book 2291 Page 399, and Book 2335, Page 247, said Register's Office.

98 MAR -4 AM 10:27

0407679

MAP & REFERENCE

This is improved (X) unimproved ( ) property, known as 1001 Jasperson Drive, Madison, Tennessee 37115
(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 27th day of February 19 98

Dorothy H. Moore
Dorothy H. Moore
By: Deborah J O'Brien atty in fact
Deborah J. O'Brien, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

10821 810

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, the within named Deborah J. O'Brien with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Dorothy H. Moore as her Attorney in Fact as the free act and deed of the within named Dorothy H. Moore.

Witness my hand and official seal at Goodlettsville, Tennessee, February 27, 1998.

Notary Public

MIGNON SMELCER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2001

0763 03/04/98 01:01 CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ Book 10821 Pg 811

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

CASH [illegible]

CO TX [illegible]

PRFEE [illegible]

RECORD [illegible]

TOTAL [illegible]

CHECK [illegible]

03/04/98 01 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0407679

98 MAR -4 AM 10:27

No. 1261227