BOOK 10927 PG 696

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March 19 98

LARRY R. CRAIG NOTARY PUBLIC AT LARGE TENNESSEE

Notary Public

MY COMMISSION EXPIRES: June 13 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID H. GUY (NAME)	FT MORTGAGE COMPANIES D/B/A SUNB (NAME)	MAP 26-07
103 HEATHCOTE COURT (ADDRESS)	2974 LBJ FREEWAY, SUITE 200 (ADDRESS)	PARCEL
GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	DALLAS, TX 75234 (CITY) (STATE) (ZIP)	66.00

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, JOHN B. COLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID H. GUY AND WIFE, KELLY A. GUY

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. 172 of Windsor Green, Phase One, Section Three, a plat of which is of record in Plat Book 6250, page 46, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for further description of said property.

Being the same property conveyed to JOHN B. COLE by Deed of record in Book 10772, page 603, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

0409267
IDENTIF. ↑ REFERENCE

98 MAR -6 PM 3:22

MAIL B.V.

unimproved ( )
This is improved (X) property, known as 103 HEATHCOTE COURT, GOODLETTSVILLE, TN 37072
(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 3rd day of March 19 98

JOHN B. COLE

BOOK 10827 PG 697

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 JOHN B. COLE

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 GOODLETTSVILLE, Tennessee, this 3rd day of March 19 98

Commission expires June 13, 2000

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 or 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 _____

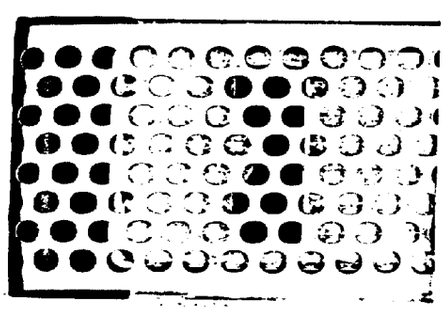
Notary Public

2493 03/06 0101 03:08:00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10827 PG 698

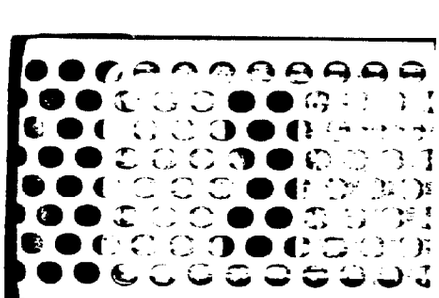
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DMT [illegible]
CO TX [illegible]
PRFEE 1.00
RCFEE 1.00
TOTAL [illegible]
CHECK [illegible]

02/11/98 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0409267

IDENTIFIED FOR REGISTER 05-11 3:22

[illegible] REGISTER
DAVIDSON COUNTY, TN

No. 1262899