60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10829 PG 90

ADDRESS NEW OWNER:
James A. Hall
1505 Celebration Way
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
FT Mortgage Companies d/b/a
Post Office Box 613136
Dallas, TX 75378

MAP **172-8**
GROUP **B**
PARCEL **102.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James A. Hall and wife, Marie Ruby Hall** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **James A. Hall and wife, Sheila H. Hall**, 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. 102 on the Plan of Bridle Downs Subdivision, formerly known as Forest Acres, Section III, Phase I, of record in Book 6900, page 546, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to James A. Hall and wife, Marie Ruby Hall by deed from SunTrust Bank, Nashville, N.A., Trustee under Will of Gertrude Hilton of record in Book 10677, page 495, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 1505 Celebration Way, Nashville, Tennessee 37211.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0409699
IDENTIFICATION REFERENCE

98 MAR -9 PM 1:32

2950 03/09 0101 03CHECK 575.10

WITNESS our hands this the 2nd day of March, 1998.

James A. Hall

James A. Hall

Marie Ruby Hall

Marie Ruby Hall

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James A. Hall and wife, Marie Ruby Hall**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of March, 1998.

M L Nickell

~~Robert M. Loffi~~
NOTARY PUBLIC

My Commission Expires: ~~9/23/2000~~ 8/8/01

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $153,000.00.

Karen Bottoff

AFFIANT

Subscribed and sworn to before me on this 2nd day of March, 1998.

M L Nickell

~~Robert M. Loffi~~
NOTARY PUBLIC

My Commission Expires: ~~9/23/2000~~ 8/8/01

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

RECEIVED OF _____

FOR _____

BOOK 10829 PG 92

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 153000.00
CON TX 566.10
PRFEE 1.00
WDEED 8.00
TOTAL 575.10
CHECK 575.10

03/09/98 01 13:30 0001 2950

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0409699
IDENTIF. ↑ REFERENCE

98 MAR -9 PM 1:32

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1263351