60

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

BOOK 10854 PG 201

ADDRESS NEW OWNER:
Daniel R. Champion
200 Radnor St.
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
FT Mortgage Companies
P.O. Box 146
Memphis, TN 38101

MAP **119-14**
GROUP
PARCEL **262**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **J P Properties, a Tennessee general partnership** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Daniel R. Champion, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 39 of the Pleasant View Subdivision of Mrs. McCombs' Property of record in Plat Book 421, page 134, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to J P Properties, a Tennessee general partnership by deed from Tad T. Fichtel, unmarried of record in Book 10824, Page 758, 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 200 Radnor St., 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 GRANTEE,his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

04 16768
IDENTIF. ↑ REFERENCE

98 MAR 25 PM 4:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WITNESS my hand this the 16th day of March, 1998.

BOOK 10851 PG 202

J P Properties, a Tennessee general partnership

By: G. Philip Anderson
G. Philip Anderson, General Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **G. Philip Anderson** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a General Partner of **J P Properties, a Tennessee general partnership**, the within named bargainor, a partnership, and that he as such authorized partner, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the partnership as such authorized partner.

WITNESS my hand and official seal this 16th day of March, 1998.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF * NOTARY PUBLIC AT LARGE * WILLIAMSON CO. TENN

My Commission Expires: 2/23/2002

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $72,000.00.

Daniel R. Champion
AFFIANT

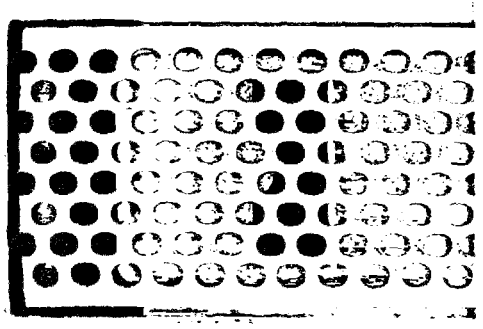
Subscribed and sworn to before me on this 16th day of March, 1998.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF * NOTARY PUBLIC AT LARGE * WILLIAMSON CO. TENN

My Commission Expires: 2/23/2002

0738 03/25 0101 03CHECK 275.40



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

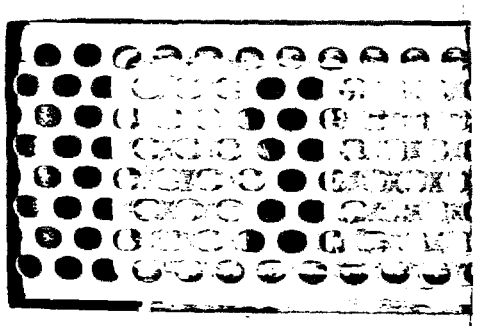
RECEIVED OF _____

FOR _____

BOOK 10854 PG 203

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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40
03/25/98 01 15:57 0001 0738

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0416768
IDENTIF. # REFERENCE

98 MAR 25 PM 4:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1271034