BOOK 10857 PG 774

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Heidi E. Qualk
Affiant

KAREN J. TROUTT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: 12/6/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Asso., 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-0079

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heidi E. Qualk (NAME)	First Trust Mortgage Company (NAME)	
315 Weaver Drive (ADDRESS)	P.O. Box 17257 (ADDRESS)	120-10-0
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38187-0257 (CITY) (STATE) (ZIP)	022.00

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, Theresa L. Bell and husband, Loyd D. Bell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Heidi E. Qualk

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. 19 on the plan of Part of the W.C. Weaver Property, Seven Oaks, Section 1, of record in Book 1835, page 132, Register's Office for said County to which plan reference is hereby made for a more particular description of said property.

Being that same property conveyed to Theresa L. Zeltner by deed from A.D. Hewlett and wife, Frances H. Hewlett of record in Book 8873, page 415, said Register's Office.

Upon oath, Theresa L. Bell warrants, covenants and certifies that she is one and the same person as Theresa L. Zeltner.

This conveyance is made subject to current years taxes, not yet due and payable; and all matters appearing on the plan of record in Book 1835, Page 132, said Register's Office.

Loyd D. Bell, husband of Theresa L. Bell joins into this conveyance for the sole purposeof convyeing all interests, if any, which he may have in the subject property by virtue of his mariage.

98 MAR 27 PM 2:37
FELIX Z. ALEXANDER REGISTER DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 041 7803

unimproved ( )
This is improved (X) property, known as 315 Weaver Drive, Nashville, Tennessee 37217
(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 16th day of March 19 98

Theresa L. Bell
Theresa L. Bell

Loyd D. Bell
Loyd D. Bell

BOOK 10857 PG 775

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theresa L. Bell and husband, Loyd D. Bell

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 16th day of March, 19 98.

Commission expires _____

Notary Public

KAREN L. TRUSS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

BOOK 10857 PG 776

WARRANTY DEED

FROM

Theresa L. Bell

TO

Heidi E. Oualk

RETURN TO:

Wilson & Weiss Title Asso.
7100 Executive Center Dr. #150
Brentwood, TN 37027

1845 03/27 0101 03CHECK 368.

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

RECEIVED OF _____

FOR _____

BOOK 10857 PG 777

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	96000.00
CON TX	355.20
PRFEE	1.00
WDEED	12.00
TOTAL	368.20
CHECK	368.20

03/27/98 01 14:37 0001 1845

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

041780 3
IDENTIF. ↑ REFERENCE

98 MAR 27 PM 2:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1272124