Doc 11

BOOK 10868 PG 65

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: 11/24/2001

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin A. Sautel	FTB Mortgage Services d/b/a	MAP 172-12-B
(NAME)	(NAME)	
5625 Seesaw Road	2974 LBJ Freeway, Suite 200	PARCEL 263
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75234	
(CITY) (STATE) (ZIP)	(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, Sandra Vance

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin A. Sautel and wife, Karen K. Sautel

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. 183 on the Plan of Bradford Hills, Section Twelve, of record in Book 7900, page 6, Amended in Book 7900, page 581, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sandra Stone Ramsey by deed from Claridge Builders, Inc. of record in Book 9256, page 992, Register's Office for Davidson County, TN. Sandra Stone Ramsey having since married and now being Sandra Vance.

Walter H. Vance joins in this conveyance to convey any interest he may have as the husband of Sandra Vance.

Subject to restrictions of record in Book 8069, page 170; Book 9055, page 826; re-recorded in Book 9058, page 989; By-Laws in Book 8071, page 531; Charter in Book 8071, page 520; Open Space in Book 8154, page 304; Deeds in Book 8377, page 769 and Book 8377, page 808, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1998 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5625 Seesaw Road, Nashville, TN 37211
(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 31st day of March 19 98

Sandra Vance
Sandra Vance

Walter H. Vance
Walter H. Vance

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 Sandra Vance and Walter H. Vance

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~t~~ she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 31st day of March 19 98.

Commission expires 11/24/2001

Laura A. Beasley
Notary Public

NOTARY PUBLIC
DAVIDSON 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

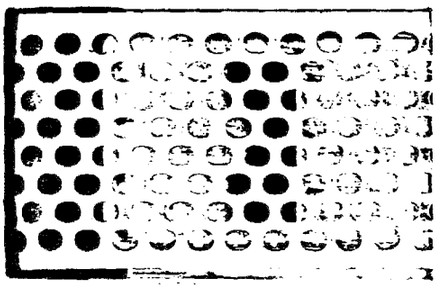
LEGAL DESCRIPTION CONTINUATION

The legal description is the same as the previous deed of record.

0420388

98 APR -2 AM 10:46

4552 04/02 0101 CHECK 597.50



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

RECEIVED OF _____

FOR _____

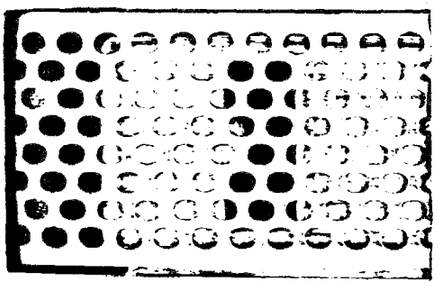
BOOK 10868 PG 67

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
15000.00
CO TX 585.30
PRFEE 1.00
MISCEL 5.00
TOTAL 591.30
CHECK 591.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0420388
IDENTIFYING REFERENCE

98 APR -2 AM 10:46

DAVIDSON COUNTY, TN

No. 1274810