BOOK 10870 PG 127

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 19 98

Notary Public

MY COMMISSION EXPIRES: 5/23/00
(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
CHARLES D. CALDWELL (NAME)	FT MORTGAGE COMPANIES d/b/a SUNBELT (NAME) NATIONAL MORTGAGE	MAP 26-05
209 TWO MILE PIKE (ADDRESS)	2974 LBJ FREEWAY, SUITE 200 (ADDRESS)	PARCEL 30
GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	DALLAS, TEXAS 75234 (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, THOMAS H. MOON, JR. AND WIFE, JUNE A. MOON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES D. CALDWELL AND WIFE, JENNIFER P. CALDWELL

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:

Being Lot No. 13 of Block "E" on the Plan of Roscoe Place at Goodlettsville, as of record in Book 843, page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the westerly side of the Goodlettsville Pike and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to THOMAS H. MOON, JR. AND WIFE, JUNE A. MOON by Deed of record in Book 7593, page 92, Register's Office for Davidson County, Tennessee.

5060 04/03 0101 08CHECK 323.13

0420884
- IDENTIF. ↑ REFERENCE
98 APR -3 AM 8:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 209 TWO MILE PIKE, 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 our hand s this 30th day of March 19 98

Thomas H. Moon Jr.
THOMAS H. MOON, JR.

June A. Moon
JUNE A. MOON

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 THOMAS H. MOON, JR. AND WIFE, JUNE A. MOON

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 30th day of March 19 98.

Commission expires 9/23/00

Notary Public

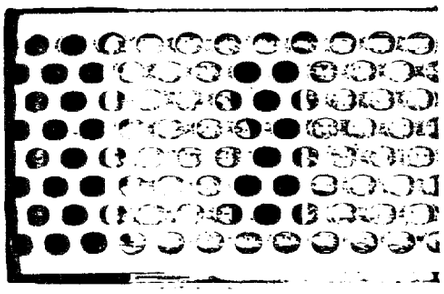
STATE OF TENNESSEE
COUNTY OF

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



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

RECEIVED OF _____

FOR _____

BOOK 10870 PG 129

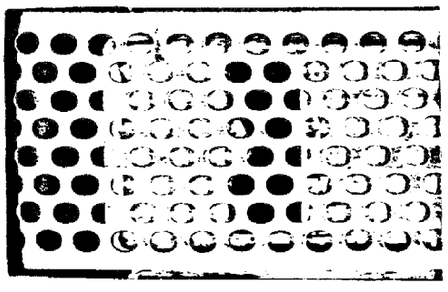
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 84900.00
MOR TX 314.13
ERR CO
MOR TX 314.13-
CON TX 314.13
PRFEE 1.00
MISC 8.00
TOTAL 323.13
CHECK 323.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/03/98 01 08:54 0001 5020



0420884
IDENTIF. # REFERENCE

98 APR -3 AM 8:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1275312