WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

10875 PG 820

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Erik M. Perry
Affiant

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

Notary Public

MY COMMISSION EXPIRES: SEPT 23 2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
STEVE WATERS
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Erik M. Perry (NAME)	First Trust Mortgage Company (NAME)	MAP 53-9
903 Tamarack North (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	PARCEL 96.00
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38120 (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, John S. Wilson and wife, Karen D. Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erik M. Perry, a single person

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.58-B, on the Plan of Kimbolton, Phase II, as shown on plat of record in Plat Book 6900, page 899, in the Register's Office for Davidson County, Tennessee, to which plat reference is hreby made for a more complete description.

Being the same property conveyed to John S. Wilson and wife, Silvia C. Wilson by deed from Phillips Builders, Inc. of record in Book 7874, page 757, Register's Office, Davidson County, Tennessee. The said Silvia C. Wilson having since conveyed all right, title and interest as part of a Marital Dissolution Agreement by Quitclaim Deed of record in Book 8560, page 705, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 7265, page 655, Book 7464, page 969, Book 7470, page 126, Book 7799, page 50, Book 7577, page 553 and Book 6900, page 899, said Register's Office.

Karen D. Wilson herein joins to convey any and all right and interest she may have; especially her marital rights.

98 APR -7 AM 9:34
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

0422530
IDENTIF. ▲ REFERENCE

unimproved ( )
This is improved (X) property, known as 903 Tamarack North, Madison, Tennessee 37115
(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 31st day of March, 19 98

John S. Wilson

Karen D. Wilson

Book 10875 Page 521

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 John S. Wilson and wife, Karen D. Wilson

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 31st day of March AT, 19 98.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires SEPT 23 2000

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

6846 04/07 0101 03CHECK

338-30

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10875 PG 822

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 89000.00
CON TX 329.30
PRFEE 1.00
WDEED 8.00
TOTAL 338.30
CHECK 338.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/07/98 01 09:34 0001 6846

042530
IDENTIF. # REFERENCE

98 APR -7 AM 9:34

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1277083