WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: 10-9-2001
(AFFIX SEAL)

WANDA F. FULP NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew H. Bolt (NAME)	FT MORTGAGE COMPANIES (NAME)	MAP 148-5
251 Willard Drive (ADDRESS)	POST OFFICE BOX 146 (ADDRESS)	PARCEL 206
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38101 (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, Fletcher F. Moon and wife, Marilyn N. Moon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew H. Bolt and wife, Tammy P. Bolt

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. 16 on the Plan of Haywood Acres, Section 5, of record in Book 3106, page 67, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fletcher F. Moon and wife, Marilyn N. Moon by deed from Jess S. Shearin and wife, Carolyn T. Shearin, of record in Book 7395, page 766, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3106, page 67, said Register's Office; and (c) restrictive covenants contained in instrument of record in Book 3314, page 202, said Register's Office.

98 MAY -6 AM 8:29
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

IDENTIFICATION REFERENCE
043203

unimproved ( )
This is improved (X) property, known as 251 Willard Drive, Nashville, Tennessee 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 our hand s this 28th day of April 19 98

Fletcher F. Moon
Fletcher F. Moon

Marilyn N. Moon
Marilyn N. 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 Fletcher F. Moon and wife, Marilyn N. 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 Nashville, Tennessee, this 28 day of April, 19 98.

Commission expires 5-27-2001

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

3310 05/06 0101 03CHECK 378-81

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

RECEIVED OF _____

FOR _____

BOOK 10918 PG 86

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 99950.00
				CON TX 369.81
				PRFEE 1.00
				WDEED 8.00
				TOTAL 378.81
				CHECK 378.81
05/06/98	01			08:32 0001 3310

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0434203
IDENTIF. # REFERENCE
98 MAY -6 AM 8:29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1289368