BOOK 1 - L /PG - ILE BOX 45

WARRANTY DEED

RE-RECORD
BOOK 10930 PG 245

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 76,000.00
Teresa G Boone
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 19 98
PATRICIA NICHOLLS NOTARY PUBLIC AFFIX SEAL LARGE
Notary Public
MY COMMISSION EXPIRES: March 24, 2001

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa G. Boone (NAME)	First Trust Mortgage Company (NAME)	MAP 136-10B
3549 Seneca Forest Drive (ADDRESS)	P.O. Box 17257 (ADDRESS)	PARCEL 74
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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, James E. Morgan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa G. Boone, unmarried

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 Unit No. 26, on the plan of A Revision of Lots 21-32, 39 & 40, on Condominium Site Plan Lots 21-40 Section Five, Priest Lake Forest, of record in Plat Book 6250, Page 49, as amended in Book 9588, Page 6847, 113 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James E. Morgan by deed from Robin York and Brent Foster, of record in Book 9770, Page 216, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Book 5931, Page 645, 6145, Page 435, Book 6199, Page 270, Book 5931, page 677 and Book 6145, Page 433, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3549 Seneca Forest Drive, Nashville, TN 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 24th day of February, 19 98

James E. Morgan

BOOK 10817 PG 56

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 James E. Morgan, unmarried

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 1998.

Commission expires March 24, 2001

Patricia Nichols
NOTARY PUBLIC
TENNESSEE

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

RE-RECORD BOOK 10930 PG 246

0406629
IDENTIF. & REFERENCE
98 MAR -2 PM 3:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0437544
IDENTIF. & REFERENCE
RE-RECORD
98 MAY 13 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9702 03/02 0101 03CHECK

6903 05/13 0101 03CHECK