Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1390

BOOK 10957 PG 822

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy Todd Lipton, unmarried** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jill Staley Royka, married** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 113 of Belle Meade Highlands Condominium, created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Timothy Todd Lipton, unmarried by deed from Johnny D. Scott and wife, Dana Jill Scott of record in Book 9806, Page 643, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 21 Vaughns Gap, G-113, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 29th day of May, 1998

Timothy Todd Lipton

98 JUN -2 PM 3:08

4815 06/02 0101 03CHECK 284.65

0144996

BOOK 10957 PG 823

State of Tennessee)
County of Davidson)

On this the 29th day of May, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Timothy Todd Lipton and** , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/23/02

NOTARY PUBLIC DAVIDSON COUNTY TENN

My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$74,500.00**.

Affiant

Sworn and subscribed before me on this the 29th day of May, 1998.

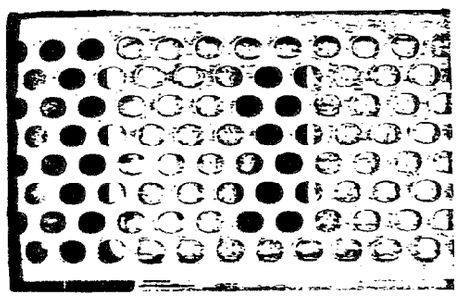
Notary Public

My Commission Expires: 3/23/02

NOTARY PUBLIC DAVIDSON COUNTY TENN

My Commission Expires

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jill Staley Royka	FT Mortgage Companies, D/B/A	129-15-A-113CO
21 Vaughns Gap, G-113	Sunbelt National Mortgage	
Nashville, TN 37205	111 Westwood Place, Ste. 109	
	Brentwood, TN 37027	



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

RECEIVED OF _____

FOR _____

BOOK 10957 PG 824

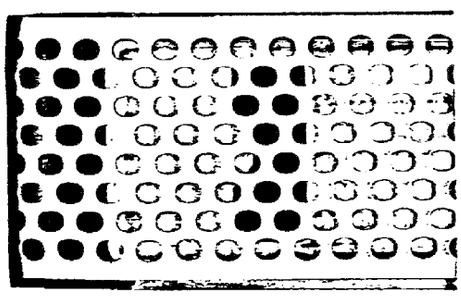
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 74500.00
CON TX 275.65
PRFEE 1.00
WDEED 8.00
TOTAL 284.65
CHECK 284.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/02/98 01 15:10 0001 4815



0444996
IDENTIF. & REFERENCE

98 JUN -2 PM 3:08

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

No. 1300746