BOOK 10961 PG 865

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,900.00

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 98

_____ Notary Public

MY COMMISSION EXPIRES: 10/12/01
(AFFIX SEAL)

THOMAS SIDWELL NOTARY PUBLIC WILLIAMSON COUNTY LARGE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita G. Heffner (NAME)	First Trust Mortgage Company (NAME)	MAP 98-13A
4713 Cape Hope Pass (ADDRESS)	6526 Quail Hollow (ADDRESS)	PARCEL 4
Hermitage, TN 37076 (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, D. R. Horton, Inc., DBA Torrey Homes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rita G. Heffner, 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:

Land in the Second Civil District of Davidson County, Tennessee and being Lot 4 as shown on the Plat of New Hope Point, Phase One, Section One, of record in Book 8250, page 651, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to D. R. Horton, Inc. by deed from Regional Developers, L.L.C. by instrument of record in Book 10330, page 783, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

Plan of record in Book 8250, page 651, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Declaration of covenants, conditions and restrictions of record in Book 10290, page 1, amended in Book 10330, page 782, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4713 Cape Hope Pass, Hermitage, TN 37076
(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 29th day of May 19 98

D. R. Horton, Inc., DBA Torrey Homes
By: _____ Div. V.P.
Timothy L. Alexander, Div. Vice President

BOOK 10961 PG 866

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Timothy L. Alexander and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Div. Vice President and _____ respectively of the D. R. Horton, Inc. the within named bargainor, and corporation, and that he as such Div. Vice President 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 Timothy L. Alexander as such Div. Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Franklin, Tennessee on this the 29th day of May 1998.

My commission expires 10/22/01 _____
Notary Public

WILLIAMSON COUNTY TENN AT LARGE

0446033

IDENTIF. ↑ REFERENCE

98 JUN -4 AM 9:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

15935 06/04 0101 03CHECK 667.23

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

RECEIVED OF _____

FOR _____

BOOK 10961 PG 867

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 177900.00
CON TX 658.23
PRFEE 1.00
WDEED 8.00
TOTAL 667.23
CHECK 667.23
06/04/98 01 09:57 0001 5935

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0446033
IDENTIF. ↑ REFERENCE

98 JUN -4 AM 9:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1301842