BOOK 10978 PG 276

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,200.00

Billie J Speed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June 19 98

Judy S Wells
Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires Sept. 23, 2000

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billie J. Speed (NAME)	FT Mortgage Companies (NAME)	95-02-A 216.00
216 Cottage Place (ADDRESS)	P.O. Box 80140 (ADDRESS)	3DZ 86012
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Atlanta, GA 30366 (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, Beneta Burroughs Skaggs, f/k/a Beneta Burroughs Noelcke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billie J. Speed, 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:

A certain condominium apartment in Davidson County, TN, described as Unit 34, Cottage Place Condominiums, a Horizontal Property Regime, located on Cottage Place, Davidson County, TN , as shown on the plat of Cottage Place Condominium, Condominium apartments, as shown as Exhibit "C" to the Master Deed of record in Book 6520, page 745, said Register's Office, and described in a Master Deed recorded in Book 6520, page 745, amended in Book 6625, page 506, Book 6636, page 722, Book 6569, page 212, and Book 6902, page 829, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Cottage Place Condominiums, Condominium Apartments contained in the Master Deed and By-Laws Appended thereto, recorded in Book 6520, page 745, amended in Book 6569, page 212, Book 6625, page 506, Book 6636, page 722, and Book 6902, page 829, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James Richard Noelcke and wife, Beneta Burroughs Noelcke, by deed from Allied Partners, of record in Book 8849, page 36, Register's Office for Davidson County, TN. James Richard Noelcke and Beneta Burroughs Noelcke having since divorced and James Richard Noelcke

CONTINUED

unimproved ( )
This is improved (X) property, known as 216 Cottage Place, Nashville, TN 37214
(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 12th day of June 19 98

Beneta Burroughs Skaggs
Beneta Burroughs Skaggs

Michael Gene Skaggs
Michael Gene Skaggs

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 Beneta Burroughs Skaggs, f/k/a Beneta Burroughs Noelcke and husband Michael Gene Skaggs

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 Brentwood, Tennessee, this 16th S. day of June, 19 98.

Commission expires 9/23/2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 23, 2000

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

LEGAL DESCRIPTION CONTINUATION

having quitclaimed his interest to Beneta Burroughs Noelcke by instrument of record in Book 9541, page 952, said Register's Office.

This conveyance is subject to the following: Taxes for the year 1998 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 6520, page 745, amended in Book 6569, page 212, Book 6625, page 506, Book 6636, page 722, and Book 6902, page 829; Easements of record in Book 5256, page 398, Book 722, page 262 and Book 722, page 324; Plan as shown on Exhibit "C" of the Master Deed of record in Book 6520, page 745; all in the Register's Office for Davidson County, TN.

0451140
IDENTIF. & REFERENCE
98 JUN 16 AM 9:30
FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TN.
MAIL TO:
1434 06/16 0101 03CHECK 342.74

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

RECEIVED OF _____

FOR _____

BOOK 10978 PG 278

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 90200.00
CON TX 333.74
PRFEE 1.00
WDEED 8.00
TOTAL 342.74
CHECK 342.74

06/16/98 01 09:29 0001 1434

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

045114O
IDENTIF. & REFERENCE
98 JUN 16 AM 9:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307293