BK 10995 PG 357

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Terri Bass
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 3/24/01
(AFFIX SEAL)

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
Terri L. Bass (NAME)	First Mortgage Investment Co. (NAME)	MAP 150-9-A
3425 Calais Circle (ADDRESS)	5425 Martindale (ADDRESS)	PARCEL 151CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Shawnee, KS 66218-9681 (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, Donald B. Felts and wife, Pamela S. Felts, formerly Pamela S. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terri L. Bass, 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 Lot No. 349, on the Plan of Forest View Park, Section X, Phase 2, of record in Plat Book 7900, Page 720, 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 Pamela S. Johnson and Donald B. Felts, both unmarried, by deed from Fox Ridge Homes, Inc., of record in Book 9885, Page 230, Register's Office for said County. The said Pamela S. Johnson, now married, a/k/a Pamela J. Felts.

This conveyance is subject to Restrictive Covenants of record in Book 7079, Page 472; Book 7235, Page 411; Book 8550, Page 755; Book 9029, Page 978; and Book 9029, Page 983, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws of record in Book 7079, Page 472, said Register's Office.

98 JUN 29 AM 10:00
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0456025
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 3425 Calais Circle, Antioch, TN 37013
(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 26th day of June 19 98

Donald B. Felts

Pamela S. Felts

06/29 01:01 03 CHECK 449-30

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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 Donald B. Felts and wife, Pamela S. Felts, formerly Pamela S. Johnson

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 26th day of June 19 98.

Commission expires 5/24/01

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

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

RECEIVED OF _____

FOR _____

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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 119000.00
CON TX 440.30
PRFEE 1.00
OVER 8.00
TOTAL 449.30
CHECK 449.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/29/98 01 10:00 0001 6725

0456025
IDENTIF. # REFERENCE
98 JUN 29 AM 10:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1312521