THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 98
June E. Atkinson
Notary Public
MY COMMISSION EXPIRES: 5-28-2000
(AFFIX SEAL)

JUNE E. ATKINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Thomas Moore, Jr. (NAME)	FT Mortgage Companies d/b/a (NAME)	MAP 142-09-H
8956 Sawyer Brown Road (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 4
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Frederick M. Phanco and wife, June H. Phanco

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Thomas Moore, Jr. and wife, Royanne Atkinson Moore

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 Davidson County, Tennessee, being Unit No. 8956, together with the Carport designated No. 8956-C in River Plantation, Section IX, Phase I, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase I, Condominium Apartments recorded in Book 7900, page 98, et. seq., Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 8061, page 341, et. seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section IX, Phase I, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, pages 341-356, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said County.

Being the same property conveyed to Frederick M. Phanco and wife, June H. Phanco by deed from Howard W. Morrison and wife, Barbara E. Morrison of record in Book 9374, page 714, said Register's Office.

unimproved ( )
This is improved (X) property, known as 8956 Sawyer Brown Road, Nashville, Tennessee 37221
(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 30th day of June 19 98

Frederick M. Phanco
Frederick M. Phanco

June H. Phanco
June H. Phanco

10999

BOOK 10999 PAGE 586

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 Frederick M. Phanco and wife, June H. Phanco

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 30th day of June, 1998.

Commission expires Sept 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

7333 06/30 0101 03CHECK 59[illegible].00

IDENTIFICATION REFERENCE

04571.10

98 JUN 30 PM 2:56

[illegible] REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10999 PAGE 587

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	
				158000.00
			CON TX	584.60
			PRFEE	1.00
			MTEED	8.00
			TOTAL	593.60
			CHECK	593.60

06/30/98 01 14:56 0001 7833

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457110
IDENTIF. # REFERENCE

98 JUN 30 PM 2:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1313623