Box 15

BOOK 11000 PAGE 169

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 214,900.00

William M. Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF June, 19 98

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

JOHN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Coats (NAME)	FT Mortgage Companies (NAME)	142-13A #139
1637 Glenridge Drive (ADDRESS)	10741 King William Drive (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Dallas, TX 75220 (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, Rochford Realty and Construction, Company, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William M. Coats and wife, Mary F. Coats

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 Lot No. 139 on the Plan of Riverside, Phase 2, a Planned Unit Development, as of record in Book 7900, page 656, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Together with an undivided percentage interest in the Common Elements (as defined in the Declaration of Easements and restrictive covenants for Riverside) appertaining to said unit and all other rights, powers, privileges and interest appertaining to said lot pursuant to the Restrictive Covenants.

7991 06/30 0101 03CHECK 804.13

Being part of the same property conveyed to Rochford Realty and Construction Company, Inc. by deed from Frank H. Carter and wife, Dolores H. Carter, Charles C. Handly, Jr. and Mary Handly Beard of record in Book 7103, page 48, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

98 JUN 30 PM 4:10
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0457257

unimproved ( )
This is improved (X) property, known as 1637 Glenridge Drive, Nashville, TN 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 my hand this 25th day of June 19 98

Rochford Realty and Construction, Company, Inc.
By: James G. Morrissey
James G. Morrissey, Authorized Agent

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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James G. Morrissey and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Authorized Agent and _____ respectively of the Rochford Realty and Construction the within named bargainor, and corporation, and that he as such Authorized Agent 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 James G. Morrissey as such Authorized Agent, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 25th day of June 19 98.

My commission expires April 22, 2001

Notary Public

LARRY N. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Warranty Deed from Rochford Realty and Construction, to William M. Coats and wife, Mary F. Coats.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

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 214900.00
CON TX 795.13
PRFEE 1.00
WDEED 8.00
TOTAL 804.13
CHECK 804.13

06/30/98 01 16:10 0001 7991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457257
IDENTIF. A REFERENCE
98 JUN 30 PM 4:10
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1313781